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# 1.0 INTRODUCTION

## 1.1 What is a heritage conservation district?

A heritage conservation district is an area comprised of a collection of buildings, streets, landscapes and open spaces that together give an area a special character that distinguish it from its surroundings and are considered to be an asset to a community. A district can be as small as a few buildings on one street or as large as an entire municipality. The district's character is derived from the overall quality of the architecture, the history and pattern of development, the impact of the area's residents, and the aesthetic value of the public streetscape and the private landscapes.

## 1.2 Background of the Plan

In late 2003, in response to several heritage homes (primarily located on Church Street) being demolished and replaced by modern semi-detached dwellings considered out of character with the prevailing streetscape in the Weston community, the Weston Historical Society approached the local councillor and Toronto Preservation Board staff with the idea of establishing a heritage conservation district in Weston. Two public meetings were organized (Nov. 27/03 and Mar. 6/04) at which time Preservation Board staff explained the concept of heritage districts and affected residents expressed their views on the proposal. The nearly unanimous feeling at each of the meetings was that the community could benefit from a heritage conservation district. As a result, a report was submitted to the Toronto Preservation Board and the Toronto West Community Council on March 22, 2004 recommending that a by-law be passed identifying most of the Weston community as a heritage conservation district study area. City Council approved the recommendation and proceeded to enact the suggested By-law, no. 249-2004, on June 24, 2004.

The study area established by By-law 249-2004 comprised a number of residential streets generally located east of Weston Road, north of Lawrence Avenue and west of Jane Street, with the exception of two streets located west of Weston Road (Little Avenue and King Street Crescent).

A further public meeting was held on Oct. 28, 2004 to update the residents on the methodology involved in the study and provide information on how to research individual properties.

In February 2005, a sub-committee of the Weston Historical Society was formed, known as the Weston Heritage Conservation District Board, to oversee the study and plan.

Consultants were retained in May 2005 to assist the Board in preparing the study and another public meeting was held on May 6, 2006 to present the consultant's initial findings and obtain feedback from those in attendance. A further public meeting was held on June 27, 2006 to present and discuss the proposed district guidelines.

## 1.3 Purpose of the Heritage Character Statement and Plan

The purpose of the heritage character statement and plan is to identify the character and appearance of the study area, including buildings, structures and other property features of the area, in order to determine if the area should be preserved as a heritage conservation district. The statement explains the cultural heritage value or interest in the proposed district and the district plan describes the heritage attributes of the properties in the district.





## 1.4 Intent of the Guidelines

The guidelines presented in Section 4 of the report are intended to provide a mechanism for managing change in the proposed district. They are not intended to prohibit alterations or prevent any new additions and do not preclude normal maintenance activities. The guidelines have been prepared in a user-friendly format that will assist homeowners in making appropriate decisions on how to undertake necessary repairs, choose suitable building materials and design additions and/or improvements that will complement, rather than detract from, the architectural character of the streetscape. The Heritage Conservation District guidelines for alterations and new construction apply only to the parts of the building or property that can be seen from the street and never to any interior work on a building. In addition, the guidelines are implemented only when the owner proposes to do some work on the property.

# 2.0 HISTORICAL BACKGROUND AND HERITAGE CONSERVATION DISTRICT STATEMENT

## 2.1 Historical Background

Through the discovery of artifacts in the Black Creek near the corner of Jane Street and Wilson Avenue and an ossuary or sacred burial place at the corner of Weston Road and Bellevue Avenue, we have evidence that 600 years ago there were inhabitants in the Weston area. Even before this period, aboriginal people had traveled and traded along a trail parallel to the Humber River from the marshes at Lake Ontario to Lake Simcoe and north. With the coming of the Europeans, this trail was used by fur traders and the early explorers and missionaries (including Etienne Brule and Robert LaSalle) and when the first European settlers came in the late 1700's, they too followed what was called "the Carrying Place trail".

In 1794, Lieutenant Governor John Graves Simcoe deeded himself 1200 acres in prime river lots 8 to 13, Concessions V and VI in the north end of Weston. This land was owned by the Simcoe Estate until 1828. In 1796 Benjamin Davis, a Sargeant in Butler's Rangers and a blacksmith by trade was granted lots 6 and 7, Concession V, the heart of today's Weston.

Development of Weston began on the west side of the Humber River with the establishment of saw mills and grist mills at the drop in the river. By 1840, over 15 houses, 2 stores, a tavern, and blacksmith's, weaver's, cooper's and saddler's shops constituted the village. However, this locality was gradually abandoned due to the damage done by spring flooding. In 1850 the buildings remaining on the west side of the Humber were entirely destroyed.

The first subdivision plan for Weston, Plan no. 5, was registered by Woodbury Card on July 15, 1846. It designated what is now Weston Road as "Albion or Weston Plank Road" and laid out a series of long, narrow (66 ft.) lots extending east and west of Albion Road The only east-west street shown on the plan was Church Street.

Plan 48, William Lawrence's plan, was registered on Feb. 19, 1853. It subdivided the north part of George Street and Fern Avenue (then known as St. Lawrence Street) into mostly 100 ft. lots. Curiously, the lots on Fern Avenue were given letters rather than numbers.

In 1856, Plan 182 was registered. This was the first plan to show the Grand Trunk Railway (later CNR) line through Weston.

An 1878 map of Weston shows the Eagle House hotel on the present site of the Seniors' Centre at Weston Road and Lawrence Avenue, the Central Methodist church and cemetery and a Post Office located at the northeast corner of Weston Road and Church Street Two other churches had been built in the study area by this time – the Methodist Episcopal church at the northwest corner of Church Street and Cross Street and the Roman Catholic church on George Street The main street of the community was identified as the "Weston Plank Road" and several islands, subsequently lost to flooding, appeared in the Humber River.

Parker's plan (no. 480), registered in 1880, laid out 5 lots on the south side of Church Street, west of George Street.

In 1883, John Little's plan created Central Avenue, which was later changed to Little Avenue It subdivided lots on the north side of Lawrence Avenue, then known as Dufferin Avenue  In addition, it showed 3 lots on Weston Road and the Town Hall lot where Memorial Park is now situated.

Levi Coulter and Thomas Simpson registered Plan 1279 in 1904, which laid out Coulter Avenue and the first 4 lots at the north end of Cross Street  This was the first plan in Weston to show measurements in feet – prior to that time lot and road dimensions were shown in chains.  A chain measured 66 ft. and was the basis for what became standard road widths.

In 1907, Bernard Lawrence registered Plan 1373, which laid out lots on Fern Avenue which at that time was known as Lemaire Avenue.  This was essentially a re-division of plan 48 that had been filed 54 years earlier.

Also in 1907, Plan 1393 was registered by E. Lawson.  This plan re-divided lots on the north side of Lawrence Avenue east of Little Avenue.

In 1909, Plan 1443 again re-divided Lemaire (Fern) Avenue but the adjustments this time were very minor in nature.

An examination of Fire Insurance Plans since the early 1900's provides a fascinating account of the evolution of the Weston community, as larger lots were gradually sub-divided into smaller ones and industrial areas north of Lawrence Avenue were converted to residential neighbourhoods.

In 1910 the population of Weston was 1500.  Streets that existed in the Phase One study area included Main Street (Weston Road), Little Avenue, Lemaire (Fern) Avenue, George Street and Cross Street  A large skating rink was located on the north side of Lawrence Avenue west of Weston Road Buildings on Weston Road included the Eagle House Hotel (now the site of the Seniors Centre and seniors apartments), the Central Hotel, Post Office, several banks, a drug store, grocery stores, a harness shop, a wagon works, carriage show rooms, farm implement shop, pump works and Dufferin Hall.  These commercial buildings were generally located between Lawrence Avenue and Lemaire Avenue; north of Lemaire the buildings were predominantly residences.  In the neighbourhood east of Weston Road, the only non-residential building was the Presbyterian Church on Cross Street

By 1923, all the streets in Phase One had been constructed, although Fern Avenue was still called Lemaire and Main Street was also called Weston Road  Approximately 80% of the lots on Lemaire were developed while about 50% of the King Street Crescent. lots were developed.

A 1928 map identifies the Fairgrounds on the south side of Lawrence Avenue west of Weston Road.

A more recent fire insurance map, dated 1955, still identified Weston Road as Main Street N. Prominent buildings on Main Street included the Fire Hall at King Street Crescent., the Fox Theatre to the north, the Police Station and Works Department next to Cruickshank Motors, a large Loblaw's then under construction on the west side (replacing a smaller one on the east side of the street), Kresge's, Canadian Tire, the Post Office which had moved to Elsmere Avenue, Dufferin Hall, the Eagle House Hotel and several auto-oriented facilities.  The Weston Lawn Bowling Club occupied a large parcel of land east of Weston Road and south of Fern Avenue.

Since 1955 major changes have occurred in Weston, particularly along Weston Road where several high-rise apartments were built in the 1960's and 70's along with strip plazas at strategic intersections.





The unfortunate demolition of the original Town Hall in the 1960's, a particularly striking architectural landmark, could have been the spark that inspired the heritage conservation movement in Weston.

In subsequent decades, the replacement of several older detached dwellings by modern semi-detached units with depressed garages galvanized the neighbourhood into requesting the City to revise the zoning by-law provisions in order to ensure that new development would be more sensitive to the prevailing streetscape. As outlined in Section 7.2.4 of the report, this goal was accomplished in 2004.

## 2.2 Architectural Analysis

### 2.2.1 Introduction

The building architecture within this phase one area of the Village of Weston Heritage Conservation District ranges significantly in style and age. It includes buildings that were constructed as early as the 1850's to as recently as 2000. It includes single storey residences and a nine storey apartment building. It also includes commercial buildings and places of worship.

An inventory of properties within Phase 1 of the District has been proposed by the Weston Historical Society and is available under separate cover.

For the purpose of mapping the area's buildings by ages and to provide a visual aid in the understanding of the progression of development in the District, the following time periods were selected:

- Pre 1902
- 1902-1918
- 1919-1945
- 1946-1960
- After 1960

Buildings constructed after 1960 are considered non-heritage or non-contributing to the District for the purposes of this report. Those constructed prior to that are considered heritage or contributing.

The following table indicates the number of properties by age and by street. Over 50% of the buildings were constructed from 1919 to 1945 with just under 25% of the buildings being constructed from 1902 to 1918.

| STREET NAME | Pre 1902 (yellow) | 1902-1918 (green) | 1919-1945 (cyan) | 1946-1960 (blue) | After 1960 (pink) | # of Properties on Street | |
|---|---|---|---|---|---|---|---|
| Cross Street | 5 | 7 | 6 | 1 | 7 | 26 | |
| Church Street | 1 | 8 | 7 | - | 9 | 25 | |
| George Street | 2 | 3 | 7 | 2 | 1 | 15 | |
| Fern Avenue | - | 2 | 18 | - | - | 20 | |
| Weston Road | 2 | 2 | - | 1 | - | 5 | |
| King Street Crescent | - | - | 11 | - | 1 | 12 | |
| Little Avenue | - | 5 | 8 | - | 1 | 14 | |
| # of Properties in Age Category | 10 | 27 | 57 | 4 | 19 | 117 | Total Properties in District |

(Note: Colours referred to in chart reflect date keying on District mapping.)

The following is a street by street analysis of the building fabric within the District.

### 2.2.2 Cross Street

Cross Street's building architecture has a wide variety of building types: bungalow; up to 2 ½ storey; back split; side split; and, duplex. Construction materials vary as well as roof styles. The buildings range in age from the 1850's to 1982.

Architectural items of note are the Weston Presbyterian Church (1880); the stone work on the port posts and chimney at 43 Cross Street (1910) and the stucco home at 24 Cross Street (1884).

### 2.2.3 Church Street

All buildings on Church Street are residential in nature ranging in age from 1886 to non-heritage. A nine storey apartment building dominates the corner of Church and George Street. Although non-heritage in nature, with some renovations this apartment building could be a fine example of 1960's architecture.

A number of non-contributing homes (duplexes) are found on Church Street. They are distinguished by their 'sunken' garage entrances and front yard parking.

Architectural items of note include 24 Church Street (1886); the former Odd Fellows Hall with its slate shingle roof; the wood detailing on the gables of 16-18 Church (pre 1910); and, the cement block construction of 10 Church (pre 1910) with its second floor overhanging the carport.

Historic photos found of 26 Church Street indicate that the original building, constructed prior to 1910, had a single storey dormer on the front. It was modified at some point to provide a third floor in this location.





### 2.2.4 George Street

George Street architecture ranges in age from 1894 to new, with the majority being constructed from around 1910 to 1924. With the exception of #63 and #66 George Street, the homes are 2 to 2 ½ storeys in height, many with front facing gables.

Architectural items of note include the bay and stained leaded glass windows at 48 George Street (1910).

### 2.2.5 Fern Avenue

The buildings on Fern Avenue range from one storey to 2 ½ storey residences with the majority built around the 1920's. All buildings on this street are considered to have heritage value.

Architectural items of note include 18 Fern Avenue (1913), now a designated structure, former home of the Reeve of Weston and Mayor (1919-1920). The designation also includes the 2 bay stable west of the house. Other items of interest are the brick porch railings at 14 Fern Avenue (1919), and the fieldstone porch and entrance at 12 Fern Avenue (1920).

Fern Avenue was formerly known as Lemaire Avenue and was originally named St. Lawrence Avenue.

### 2.2.6 Weston Road

The buildings on Weston Road are all commercial in nature and include a one and two storey frame building on the corner of Weston Road and Little Avenue constructed in 1913 or earlier and Ward's Funeral Home at 2000 Weston Road (1949), formerly the Fire Hall. The funeral home has maintained the appearance of its original use and has painted a mural of historic Weston on the south façade of the building.

Weston Road was formerly known as Weston Plank and Gravel Road as well as Main Street.

### 2.2.7 King Street Crescent

With the exception of one property, all structures on King Street Crescent were constructed in the 1920's.

Building heights range from one to 2 ½ storeys, with brick being the predominant construction. 2 King Street Crescent (1920-25) - currently a Seniors' Residence - is the exception to this, being constructed with stone and stucco cladding.

Architectural items of note include 2 King Street Crescent with its curved roof entrance, and the stained glass windows of 3 King Street Crescent (1920).

### 2.2.8 Little Avenue

Little Avenue, formerly known as Central Avenue, consists of structures built predominantly from 1918 to 1938, with one non-heritage home built in 1977.

Some of the building architecture repeats itself on this street; Numbers 7, 9 and 11 Little Avenue (1938) are all small brick, stone and stucco bungalows with attached garages of similar design.

Numbers 25-27 and 29-31 Little Avenue (1916-17) are both two storey brick duplexes with front porches. The original building architecture would have been identical for the two buildings; however, modifications have been made to the front porches, one being totally enclosed and another partially enclosed.

Notes of interest on the street include 3-3A Little Avenue (1918) which was formerly the first auto garage in Weston. The garage door has been bricked in and replaced with a man door to convert the building into two residential units.

## 2.3 Landscape Analysis

### 2.3.1 Introduction

The Streetscapes of the proposed Weston Heritage Conservation District are characterized by narrow road allowances and streets bordered by concrete sidewalks, void of grass boulevards but lined with river stone walls. Each home has a private driveway, hence on street parking is not an issue.

The traffic patterns through Weston and the street alignments are dictated by the Humber River and the rail lines which are located west and east of Phase One of the District. Weston Road is the main north-south thoroughfare while Lawrence is the main east-west thoroughfare as it provides both a Humber River and railroad crossing.

All streets are surfaced with asphalt pavement and edged with concrete curbing. Overhead lines, located close behind the curbing are typical on streets in the District. In a number of cases, the hydro poles are located in the sidewalk. Street lighting is provided by cobra head lights mounted to the wooden hydro poles.

A number of streets are lined with mature trees while others are rather void of mature vegetation. This may be due to the removal of weak or diseased trees and failure to replace them with new ones.

The District is fortunate to have two parks within its boundaries: Memorial Park and Lions Park. A connection to Cruickshank Park is also provided off the end of Church Street. All have a connection to the Humber River.

Memorial Park features the cenotaph with a memorial structure constructed of river stone located at the termination of King Street Crescent. It is home as well to the Lloyd George Sainsbury Bandshell located at the west end of the upper portion of the park, along Little Avenue. An extensive amount of local river stone is used throughout the park to retain and edge the gardens and for steps within the park.

Lions Park, located on the south side of Lawrence Avenue, is connected to Memorial Park via a pedestrian walkway along the Humber River, travelling under the Lawrence Street Bridge. The same walkway continues along the river to Cruickshank Park. Only the north section of Lions Park has been included in the District. Its boundary is the fieldstone planter that separates the passive from the active area of park. One of the key features in this section of the park is a water fountain constructed of vertical timber elements. The use of Humber River stone is also apparent in this park.





### 2.3.2 Landscape Features

The most significant landscape feature that is found throughout the District are the river stone walls constructed in the 1940's and 50's from brown limestone taken from the Humber River. The original walls were constructed as dry stone walls with a row set vertical on top. Pillars were built on the ends of the walls to hold the vertical stones in place. The stones were mortared in place at some point when they were reconstructed. River stone walls are found on Fern Avenue, Weston Road, King Street Crescent, Little Avenue and Lawrence Avenue. The same stone has been used to building the cenotaph structure in Memorial Park and walls and others structures in Lions Park.

Other notable landscape features include wooden picket and iron fencing as well as hedging with some key examples along Cross Street and Church Street.

In addition to the tree canopies that frame some of the streets in the District, many of the residences are suitably landscaped and maintained showing pride of ownership.

On a more negative view, there are properties where the landscaping has been ignored and/or front yard parking is located, reducing or eliminating the area for front yard landscaping. Some inappropriate use of chain link fencing to control parking and access at the apartment building at Church and George detracts from the overall streetscape in this area. An alternate type of fencing or other landscape features could be introduced to bring the property more in keeping with the heritage theme for the District. The same goes for material selection of front yard retaining walls. As an example, pressure treated timber and smooth precast concrete blocks are not in keeping with the heritage nature of the District.

## 2.4 Heritage Character Statement

The proposed Weston heritage conservation district covers most of the former Town of Weston. Phase One comprises the oldest residential area, along with a few adjacent commercial properties on Weston Road Its origins go back to the 14th century when the original native inhabitants of the area fished for salmon in the Humber River, hunted wild game coming to the river, gathered berries and planted corn, squash and beans.

The trail running parallel to the Humber River from the Lake Ontario shoreline to its headwaters in the Oak Ridges Moraine was known as the "carrying place trail" (from which the name "Toronto" was derived) and part of that trail was Weston Road.

European settlement began in the 1790's when Governor Simcoe felt it was desirable to settle British soldiers on the land to provide a core of settlers loyal to the Crown. Water power was the prize for settlers as water power ran the mills, the first of which was a saw mill built by Conrad Countryman in 1806 on the west side of the river just north of today's St. Philip's Bridge. It is believed that the name Weston was given to the settlement by the Farr brothers, operators of a saw mill and a grist mill, who came from Weston, Hertfordshire in England.

The coming of the Grand Trunk Railroad (now the CN) in 1856 and the Toronto, Grey and Bruce Railway (now the CP) in 1869 provided a tremendous economic stimulus to the village of Weston, enabling the shipping of livestock from farms to the north and west across the country and stimulating the expansion of local industries such as the Weston Woolen Mills, Cruickshank's Wagon Works and Counter's Foundry.





In 1881 Weston, with a population of 965, was incorporated as a Village. It was described in a local history as "having excellent railway facilities, an abundance of water power and proximity to Toronto".

Weston became a Town in 1915 and by this time it was the commercial and social hub of the farming communities of Etobicoke and North York.

Even though it was amalgamated with the Township of York in 1967 and absorbed into the new City of Toronto in 1998, Weston has successfully retained its small-town identity. With very few exceptions, homes built in the late 1800's and early 1900's have been preserved and residential neighbourhoods remained intact. The Humber River, which stimulated the early development of the community by providing water power, has recently been designated as a Heritage River. An extensive network of trails has been developed along the river which provides access to downtown Toronto for pedestrians and cyclists. The unique river stone walls, built of stones gathered from the river, give the community a special identity. Four heritage churches in or near the study area demonstrate the spiritual values that informed the growth of the community. Although now used for other purposes, the old Fire Hall retains its architectural integrity and the nearby Memorial Park with its cenotaph and bandshell provides a strategic linkage between the Weston Road commercial corridor and the Humber River valley to the west.

Residents of Weston are reminded of their special identity by the community's varied architecture, mature trees, river stone walls and the Humber River.

## 2.5 District Boundary

As outlined in Schedule "A" to By-law 249-2004, the study area for the proposed Weston heritage conservation district generally comprises most of the former Town of Weston except for the bulk of the Weston Road commercial corridor. For purposes of convenience, the study area has been divided into three phases, starting from west to east.

The first phase includes all of Little Avenue, King Street Crescent and Cross Street, along with portions of Fern Avenue, George Street, Church Street, Coulter Avenue and King George Road.

The second phase includes the area generally east of the railway corridor to Elm Street, from Church Street on the north to MacDonald Avenue on the south.

The third phase includes properties located between Elm Street and Jane Street and from Church Street on the north to William Street on the south.

The study area boundaries for phases two and three are only preliminary at this time. Final boundaries will be determined at such time as district plans are formulated for these phases.

In analyzing the first phase, it was determined that not all of the study area warranted inclusion in the heritage conservation district but certain additions were appropriate. Due to the more recent vintage of the dwellings on King George Road and many on Coulter Avenue, these streets were deleted in their entirety. In addition, portions of Church Street were excluded due to the number of non-heritage structures on the street.

On the other hand, the area west of Weston Road recommended for inclusion in the district was expanded by adding the northern (passive) portion of Lions' Park on the south side of Lawrence Avenue and portions of Memorial Park on Weston Road. Six buildings (three commercial and one residential) on the west side of Weston Road were also included in the proposed district due to their age and heritage value. As well, the parking lot south of the old Fire hall, formerly the site of the Weston municipal offices, was added due to the strategic location of this lot in front of Memorial Park and the need to ensure sensitive and compatible architectural design if it is to be developed.

The boundary of phase one is intended to encompass the older residential areas of Weston north of Lawrence Avenue, comprised mainly of single-detached homes built prior to 1939 (many were actually constructed prior to 1914). Most of these structures have been maintained and improved with historical integrity, resulting in attractive streetscapes. In addition to these residential dwellings, phase one includes two apartment buildings, a church, a senior citizens' home, the former Fire Hall, a barber shop, a retail establishment, two municipal parks and valleylands. This area is considered a cohesive collection of buildings, open spaces and roads that effectively illustrates the early development of Weston.

## Drawing No. 1: Area Mapping Showing Phases





# Drawing No. 2: Phase 1 Mapping

# 3.0 HERITAGE CONSERVATION PRINCIPLES

## 3.1 Introduction

The proposed designation of the Weston Community seeks to ensure the care, conservation, recognition and management of the District's heritage character. In doing so, physical change and development within the District will be guided by the Conservation Plan with the intent to both protect and enhance the character of its cultural heritage landscape and built heritage features.

It is the goal of this Plan to encourage a sensitive approach to the conservation of the neighbourhood's built heritage and maintenance of the historic, physical and contextual landscape, which includes grassed boulevards, laneways, street trees, front yard landscapes and associated fencing and walls. It is also important that any new development- including additions and new infill visible from the street level- and public works projects be encouraged to contribute to the heritage character of the area.

## 3.2 Principles

The process of heritage conservation within the Weston District requires the recognition of its special character. It also requires a public acceptance of several well-established conservation principles, as detailed below. This section establishes a context for the conservation of heritage buildings and landscapes. Because the Plan addresses how the District will look from the street, only those portions of a property (usually the front exterior façade and front yard landscaping) are subject to the Guidelines. No interior or backyard work is controlled by the Plan. It is not the intention of requiring property owners to return the look of their buildings to an earlier era, rather to be respectful of the neighbourhood's heritage character when work is undertaken.

### 3.2.1 Demolition

Demolition of heritage buildings and special landscape features should be discouraged in favour of retention. Every effort should be made to encourage reconstruction. Consultation and mediation are required and education will be provided to better inform the property owner. It would be a rare case that a building would be in such disrepair so as not to benefit from reconstruction; therefore, demolition will be considered only as a last resort.

### 3.2.2 Heritage Buildings (Contributing) & Non-Heritage Buildings (Non Contributing)

- To protect, maintain and enhance existing heritage buildings.
- To retain and encourage sound building conservation techniques for built heritage properties.
- To avoid the removal or alteration of distinguishing architectural features and building materials.
- To encourage the restoration of the exterior of heritage buildings using pictorial or physical evidence with an understanding of period construction design, techniques and styles.





### 3.2.3 Landscape

- To preserve the existing street pattern.
- To discourage widening of the existing pavement and roadways.
- To preserve the existing tree canopy by limiting activities which impact on the growing conditions for the roots and replace trees that must be removed.
- To encourage tree preservation and the plantings of species historically planted in the neighbourhood.
- To encourage the maintenance and conservation of historic landscape elements in both public and private ownership including the river stone walls.
- To encourage the introduction of new fences that respect historic design influences while meeting contemporary neighbourhood requirements.
- To encourage public streetscape and landscape improvements which enhance the overall heritage character of the Weston Community.

### 3.2.4 New Development

- Where new buildings and additions are necessary, to encourage design that is sympathetic and compatible with the character of the existing heritage properties and the residential character of the area.
- For infill construction, to encourage design that respects the human scale of the residential area while enhancing the area's heritage attributes and context.

### 3.2.5 Community

- To encourage community support through pride of place to conserve and protect the area's rich architectural and historical heritage; and,
- To provide assistance to individual property owners by encouraging the use of proper care, maintenance and conservation approaches when new repair or restoration projects are considered.





# 4.0 GUIDELINES FOR BUILDING CONSERVATION AND CHANGE

## 4.1 Introduction

The intention of the proposed Weston Heritage Conservation District is to ensure the wise management of physical change and development in order to conserve the unique historic character of Weston and its component buildings and spaces. It is anticipated that most conservation issues in the District will be addressed through the guidelines and the technical notes of the plan described and appended in the following sections.

The following goals and guidelines form a broad framework for the consideration of changes to heritage buildings and their fabric. They are based upon several recognized national and international charters and recommendations with specific relevance to residential areas regarding the conservation of our cultural heritage.

General guidance on alterations and additions to heritage buildings are addressed in Section 4.2. More specific guidance is contained in the Conservation Practice Advisory Notes in Appendix ‘B’.

Where a particular conservation issue is not addressed in Appendix ‘B’, the goals, objectives and principles in Sections 3.0 and 4.0 should provide property owners and the City of Toronto with decision-making tools.

## 4.2 Weston Area Heritage Conservation District Guidelines

This section establishes a context and a general framework for the conservation of heritage buildings. Any proposed changes to the parts of the property that can be seen from the street within the Weston Heritage Conservation District will be considered with regard to the following goals and objectives.

This District Plan provides specific guidance in the management of change and development within this special setting in a way that respects the heritage building stock and the architectural merit of individual properties and the quality of the streetscape.

Sound management of change includes the promotion of a clear statement of goals and objectives for the heritage conservation district. Although the goals and objectives are general in nature, they are of importance in providing a framework for more specific guidance and action as well as direction towards the type of management anticipated in a conservation district.

### 4.2.1 District Conservation Goals

- To maintain the residential character of the Weston Community.
- To protect and enhance existing heritage buildings.
- To avoid the demolition of the heritage buildings and destruction of landscape fabric in the proposed Weston District.
- To encourage only those changes that are undertaken in a non-destructive manner, i.e., if an alteration or addition is removed in the future, the essential form and integrity of the heritage property would remain unimpaired.

### 4.2.2 District Conservation Objectives

**Heritage Buildings**

- To encourage continuing maintenance and repair of individual heritage buildings by property owners.
- To support the continuing care, conservation and restoration of heritage buildings wherever appropriate by providing guidance on sound conservation and maintenance practice and encouraging applications to existing funding sources, where available, for eligible work.

**Landscape**

- To encourage the maintenance and protection of the urban landscape character of Weston as well as avoiding or minimizing the adverse effects of any public undertakings.
- To maintain and preserve individual trees, tree lines, tree canopies and boulevards within the District.
- To enhance public spaces, including Memorial Park and Lion's Park, with suitable landscaping and to replant as the existing trees mature and die, with appropriate native species historically planted in the area.

**Land Use**

- To encourage the maintenance of the existing residential environment found within the proposed Weston Heritage Conservation District.
- To support existing land uses and adaptive re-use for residential purposes wherever feasible within the existing building stock.
- To discourage those land uses that are out of keeping with or have detrimental effects upon the principal residential character found within the neighbourhood.

**New Development**

- To permit new development only where it respects or otherwise complements the prevailing character of existing heritage buildings and structures within the proposed Weston Heritage Conservation District.
- To encourage new development that will have no adverse effects on the existing neighbourhood and contributes positively to the historic character of the area.
- To discourage the demolition of existing heritage buildings.

**Community**

- To promote a sense of pride and place in the within the Weston Heritage Conservation District.





# 5.0 GUIDELINES: ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION

## 5.1 Introduction

The integral relationship between buildings and their surrounding landscape forms a unique historical environment that deserves to be preserved. These guidelines are put forth to provide visual examples of the common characteristics of the buildings that compose the proposed Heritage Conservation District in Weston.

The guideline is not meant to restrict any proposals, but to demonstrate that any proposed change must be sensitive and complementary to the area's historical and architectural characteristics if the existing built heritage is to remain as a cohesive area. The guidelines also only apply to how the building or property appears from the street. No backyard or interior work is subject to the Guidelines.

## 5.2 Location, Setbacks and Building Height

1. Greenhouses, garages, exterior additions and balcony design location to be situated at the rear of original building or on a non predominant side.

   They should not compete with original building in scale and/or size, but should compliment the existing form and adjacent buildings.

2. Keep the roof line lower than the main roof ridge line.

3. The additions should step in at the sides, so that the existing building street facade remains dominant to all other facades.

4. Avoid asymmetrical additions to an existing building with a symmetrical facade.

1.





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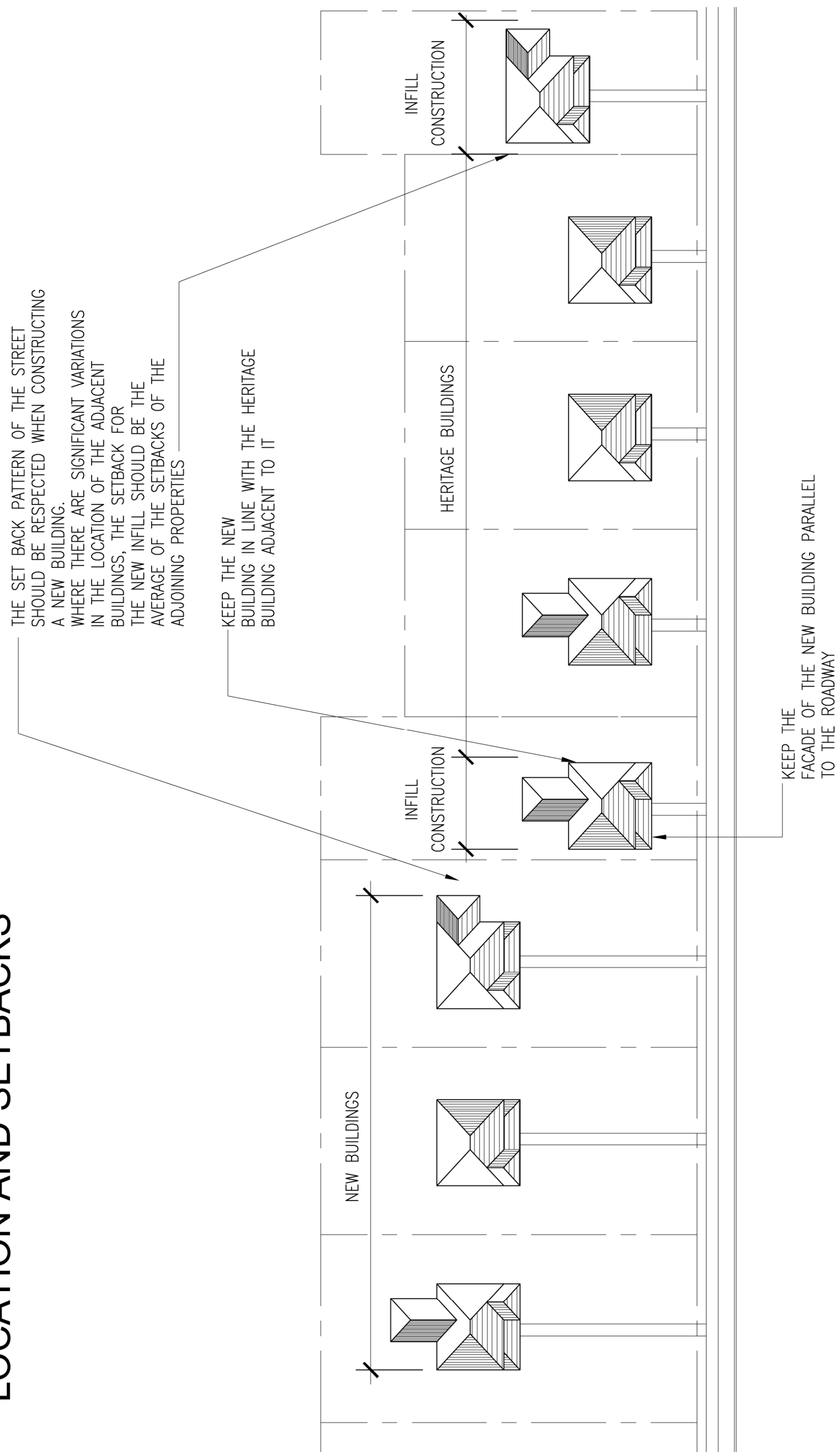
5. There should be a discernable difference between original built form and new.

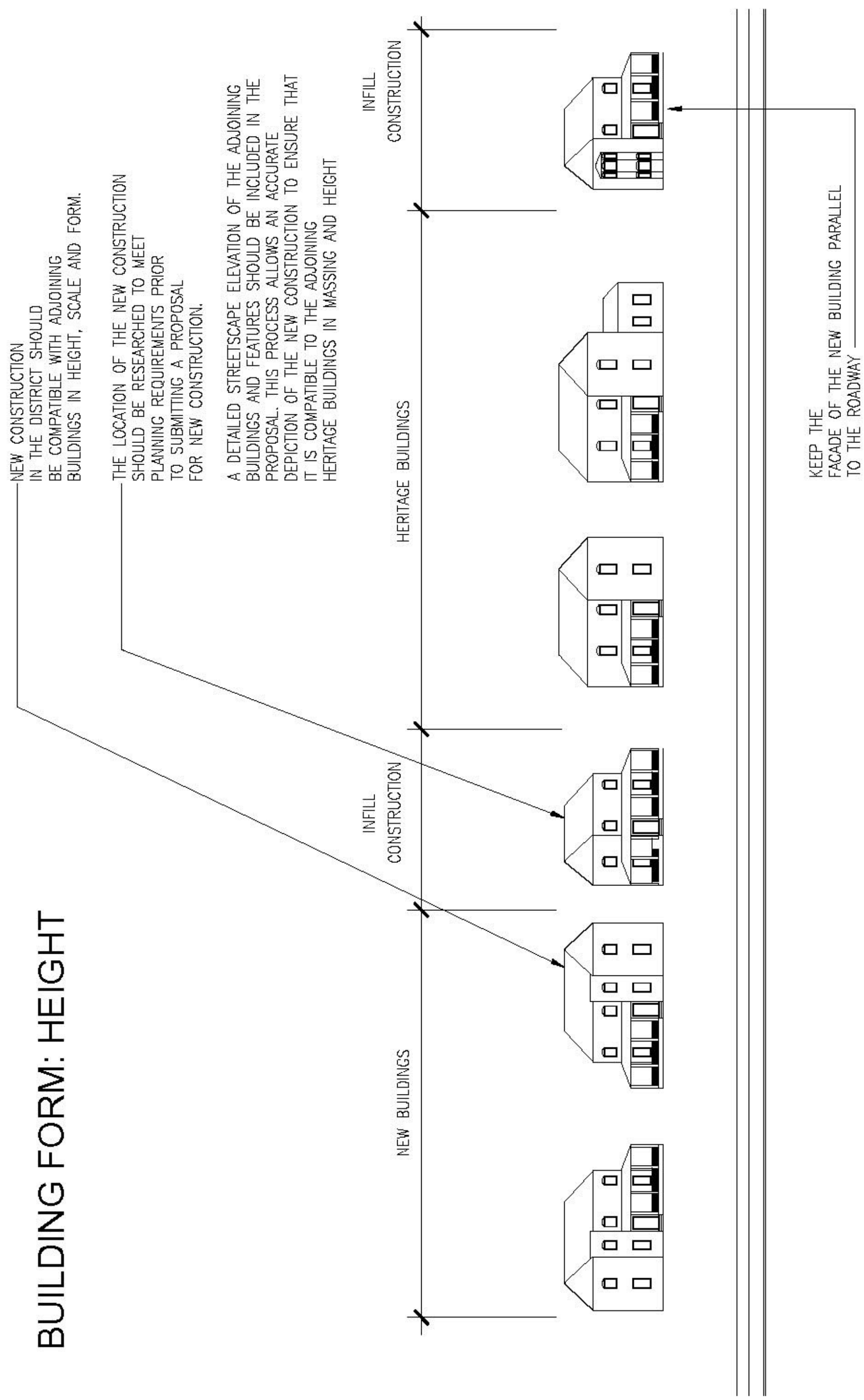
Refer to the following pages for Plans showing garage and exterior attached additions in the recommended locations.





## LOCATION AND SETBACKS




BUILDING FORM: HEIGHT
NEW CONSTRUCTION IN THE DISTRICT SHOULD BE COMPATIBLE WITH ADJOINING BUILDINGS IN HEIGHT, SCALE AND FORM.
THE LOCATION OF THE NEW CONSTRUCTION SHOULD BE RESEARCHED TO MEET PLANNING REQUIREMENTS PRIOR TO SUBMITTING A PROPOSAL FOR NEW CONSTRUCTION.
A DETAILED STREETSCAPE ELEVATION OF THE ADJOINING BUILDINGS AND FEATURES SHOULD BE INCLUDED IN THE PROPOSAL. THIS PROCESS ALLOWS AN ACCURATE DEPICTION OF THE NEW CONSTRUCTION TO ENSURE THAT IT IS COMPATIBLE TO THE ADJOINING HERITAGE BUILDINGS IN MASSING AND HEIGHT
INFILL CONSTRUCTION
HERITAGE BUILDINGS
INFILL CONSTRUCTION
NEW BUILDINGS
KEEP THE FACADE OF THE NEW BUILDING PARALLEL TO THE ROADWAY





# 5.3 Alterations to Heritage Buildings and Sites

## 5.3.1 Guiding Principles

When performing alterations to heritage buildings and sites, it is important to retain as much of the original materials or replace in kind wherever possible. In instances where the current building materials may not match the original design, returning it back is always desirable. Where original materials are no longer available, select like materials and/or finishes. A similar approach should be taken with building form. Historical evidence may indicate that the structure had certain features, such as a porch, that was removed at some point. Replacing such features to return the building back to its original form is encouraged.

### 5.3.1.1 Properties Designated Under Part IV of the Ontario Heritage Act

In addition to the requirements of Section 5.3, the heritage attributes of properties that are "listed" or designated under Part IV of the Ontario Heritage Act, as defined in their respective listing reports or designation by-laws, should be maintained and enhanced in any proposed alteration to the property.

## 5.3.2 Roofing and Eavestroughs

**Roofing**

Retain original roofing material wherever possible. Asphalt shingles are often used to replace weathered wood shingle roofing materials. The shingles should be of traditional size, design, colour and texture.

It is recommended to avoid metal and split cedar shake roofing since they do not represent the historic roofing material of the district.

Inspection of materials will help identify deterioration of the roof condition. Replace corroded, broken or loose fasteners or seams, view the substructure for signs of structural stress, water penetration and insect infestation.

View the flashings for signs of fatigue, erosion and corrosion failure due to atmospheric or galvanic action. Replace in kind all deteriorated elements.

Maintain proper attic ventilation to prevent moisture decay.

Preserve all roofing architectural details such as dormers, vents and cresting. It is recommended to place new elements like skylights, vent stacks, dormer windows, away from front elevation.

Historical evidence will provide information on original roofing material, colour, texture and dimensional qualities when restoring roofing and architectural details.

**Eavestroughs**

Water is collected and redirected off the roof with the use of eavestroughs.

Downspouts carry the water from the roof and away from the foundations. Eaves prevent water from cascading the wall cladding to prevent masonry saturation and the event of water 'wicking' into the building fabric.

Proper maintenance of these water redirecting tools is essential.

Water should be directed from the building at all times.

### 5.3.3 Doors, Windows, Sills and Shutters

It is important to preserve all entrance door elements including door design and associated hardware, storm and screen doors, transom lights, fanlights, sidelights, pilasters and engraved columns and entablatures.

It is recommended to not enlarge or decrease window or door openings or replace wooden doors with aluminum, coated metal or vinyl units.

Regular maintenance such as cleaning, rust removal, renewal of protective coating systems, checking for cracks in the glass and fatigue in the lead cames will prolong the life of the elements.

**Windows**
Screens unless wooden, should not to be visible from the exterior.

Wood storm windows are recommended to maintain the architectural character of the original.

If muntin bars are used, the division should be compatible with the style of the house. Keep all similar window types alike when replacing units. It is recommended that the thickness of the bars be consistent with original examples.

Protect original parts, frames and surrounds, sash, muntin and clear or stained glazing. Repair instead of replacing where possible.

The proportion of a window opening should respect the historic proportions and placement patterns of the traditional character of the building type. Ratio of 15-20% of window to wall coverage.

New window openings or altering the width/height of the opening to fit larger modular stock sizes in facade are not recommended since the overall symmetry and character may be lost.

**Bay Windows**
It is recommended to keep the bay window muntin division and frames in historical style. The entire bay should extend to grade. The original bay should not be removed or enclosed in since they are important facade design features.

**Window Sills**
A replaced sill should highlight the window opening and should be made of contrasting material, for example, brick facade requires an oversized sill in wood, stone, or concrete, and would be in character with the original design intent. All windows should have dominant sills.

**Shutters**
Shutters should be repaired or made “to look original”, usually a traditional wood louvre. The shutters should fit the design of original opening. Size of shutters should be ½ of window opening. If shutters are to be introduced to facade, it is recommended they be based on photographic evidence or neighbourhood examples.

## 5.3.4 Cladding

**Cladding**
Note: It is always better to repair existing than to replace with new. If necessary to replace cladding, it should match original in size and material type.

**Wood Siding**
Tongue and groove, bevel, horizontal clapboard, ship lap, or vertical board and batten should be maintained or replaced in kind and painted in the appropriate colour to reflect the original house period and style.

Vinyl or aluminum siding, angel stone or stucco should be avoided since it will change the appearance of the building by altering the size and spacing of the original wooden siding and decorative detailing. Where vinyl siding is being used to replace wood siding, a product should be selected of similar appearance to the original siding.

Building additions should compliment the existing building in form, colour, scale, texture and weathering or keep in kind exterior cladding type.

Direction of original cladding to be consistent with the historical example.

Before 1867, horizontal siding was predominantly used and was 4-5" wide. Post 1867, narrow horizontal siding was prevalent along with vertically applied wood cladding.

**Brick**
Existing unpainted brick surfaces should not be painted.

To preserve and maintain the exterior wall cladding in its existing state, it is essential to recognize the signs of deterioration and stop as permanently as possible any further deterioration.

Cracks, brick spalling, stains, leaks, mortar erosion, local distress, leaning or bowing, efflorescence, blisters, loose or falling building fabric indicate deterioration of the wall cladding.

The cleaning of masonry can renew a building's appearance to the original. It is important that the original ‘patina' be maintained with the assistance of skilled persons experienced in the preservation of heritage buildings. Test patches should be taken during a frost free period.

Sandblasting and use of caustic chemicals improperly applied can harm the building cladding as much as the years of exposure to the environment.

Repointing may be required when water penetration is a problem and the mortar has deteriorated significantly. It is recommended to chisel the deteriorated mortar by hand and avoid the use of plasticisers or colourants.

Brick and mortar replacement on the exterior and chimneys should match as close as possible to the original in colour, size, texture, surface treatment and strength for reasons of appearance and durability. Mortar joints should be in kind to original in texture, colour, type of jointing and composition.

When quoining is used on the corners, it should be continuous. Quoins are not to be separated.

**Brick Detailing above Window Opening**
Brick above window opening (voussoir) should extend beyond window opening or be angled away from opening. Brick detailing above window openings should remain unpainted and be monochromatic.

**Stucco**
Monitor regularly signs of deterioration of stucco including bulging, cracking and deterioration of ground line and roof line.

Water penetration through cracks can result in the underlying lath to rot. Settlement may cause cracking and stucco to fall away.

Maintain eaves trough and down spouts to carry water away from the stucco surface and foundation.

Prevent water penetration by keeping soil sloped away from the foundation and not banked against the wall.

Stucco colour traditionally was derived from the aggregate and permanent pigment was mixed in the third finishing coat. It is recommended to replicate these traditional techniques and avoid blown applications.

New stucco should not be applied over existing surfaces since this can hide existing damaged surfaces and destroy existing detailing and markings found in the original stucco surface that contributes to the historical character.

It is recommended to clean the stucco surface with water yearly.

**Concrete Rock-faced Block**
Concrete Rock-faced Block is a durable cladding that can be found on a few homes in the Weston Heritage District.

It is recommended to keep the concrete block cladding's original appearance and avoid painting or applying a surface treatment.

Sandblasting, high pressure water cleaning or chemicals should be avoided in cleaning damaged concrete block surfaces. Non ionic detergent or low pressure water are suitable ways to clean the soiled block.

If repointing of mortar joints is required to stop water penetration, the new mortar should blend seamlessly to the original i.e. in colour, joint profile, texture, and mortar mixture.





### 5.3.5 Foundations

- The foundation should be repaired rather than replaced entirely.
- New applied surfaces, such as parging, would alter the original foundation appearance and should be avoided.

Regular inspection of the foundation will help discover potential problems early in order to stop any processes contributing to the deterioration of the foundation.

Inspection should be carried out at different times of the year under different weather conditions to note any signs of deterioration.

Early warning signs may include moisture penetration, cracks, deflection of structural members, bulging, buckling, crumbling mortar, wood in direct contact with soil and settlement, fungal growth, signs of termites or other insect infestations.

Soil should slope away from the foundation to ensure proper drainage away from the building.

### 5.3.6 Porches and Verandas

Porches and Verandas are the most distinguishing architectural feature viewed by the public, hence, merit preservation, restoration and reconstruction in some cases.

When enclosing a porch or veranda, it was historical practice to place screens or windows behind the perimeter posts, balustrades and decorative details. Today, this is still a preferred restoration practice.

An outline is often visible on the remaining wall where the porch was located, that gives clues as to the original roof slope, its location, and details.

Continuously inspect for signs of rot, insect infestation, fungi, mechanical damage and structural fatigue in the sawn or turned porch details.

Discovering the nature of decay allows for choice of repair and maintenance options.

For small repairs, use wood fillers and paint in kind to adjacent wood.

For more serious repairs, use wood splices or insertions.

Total decay would require reconstruction with use of pictorial evidence and hiring a skilled trades person.

Regular painting will ensure prolonged protection of exterior woodwork, keeping the colour scheme sympathetic to the historic paint colours.

It is recommended that original support columns be reproduced in kind.

Enclosure or removal of an existing veranda or porch is not recommended. Restoration of porch or veranda should be based on pictorial or physical evidence. If new and with no physical evidence, it should be compatible and follow characteristics of original building creating original proportions and symmetry. Seek out like examples in the District.





Porches and verandas are an integral part of the design and should be maintained with original style to contribute to the overall street and district character.

Concrete steps were used after the 1900's. When reconstructing the steps, they should reflect the age and architecture of the building. Retain original porch wood flooring and stairs which were used primarily prior to the 20th Century.

The heights, scale and location of the porch or veranda should match the original example. As the porches' architectural details deteriorate including the handrails, balustrades and trim, it is important to duplicate the height, material, scale, location, and profile to preserve the original overall character.

### 5.3.7 Dormers

Dormers should be proportionate and not overpowering on the facade. Note: Since dormers are a unique architectural component to the roof, whether original or added later, it is recommended that the dormers be maintained.

Dormer windows generally are lesser in scale then those windows located in the lower portion of the facade.

### 5.3.8 Decorative Elements

Protect, retain and repair the functional and decorative wooden elements as they are an integral part of the building's historic character. All architectural elements required to be replaced should be duplicated in original size, proportion, form, and material wherever possible. Removal of architectural decorative elements is not recommended.

### 5.3.9 Chimneys

Considered often as decorative features to add balance to the roof plane and are to be maintained. If rebuilt, it is recommended to keep the intricacy of the original detailing such as corbelling or multiple flues.

### 5.3.10 Service Equipment/Utilities

Heat pumps, transformers, air conditioning units (as well as window mounted), dryer vents, heat reclamation units, furnace, water heater, exhausts and kitchen exhausts should be located on side walls or rear, not on the front facade. It is recommended to provide lattice work screens around any service equipment required on the front street facade.

## 5.4 Additions to Heritage Buildings and Sites

### 5.4.1 Location

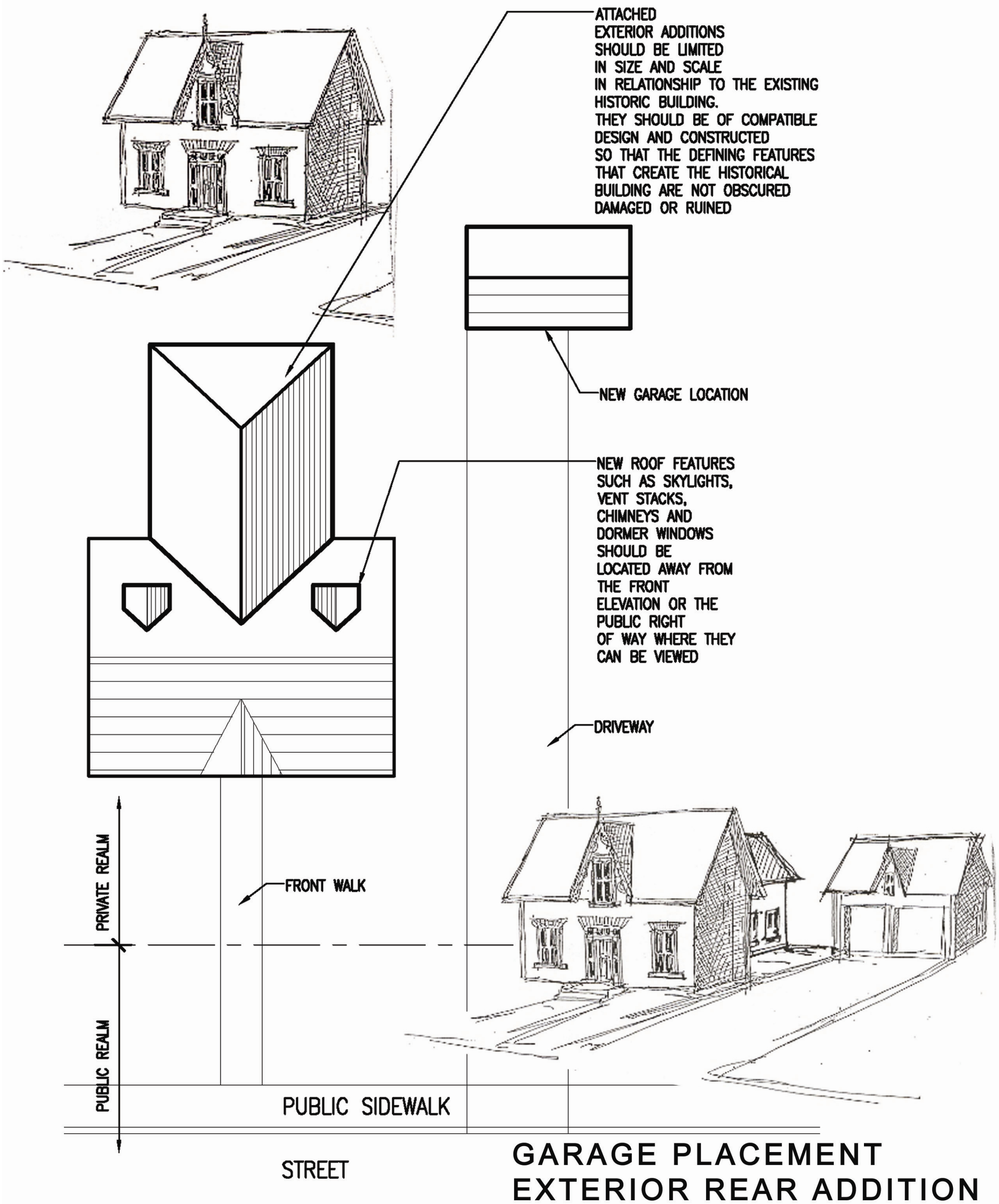
Additions to heritage buildings should be restricted to the side and rear yards whenever possible, in order to minimize the visual impact from the street. If located in the side yard, the addition should be set back from the front of the existing structure.

Features such as satellite dishes, skylights, vents, chimneys and dormers should be located away from the front elevation as well.

### 5.4.2 Design

Additions to heritage buildings should not be larger in scale then the original structure, particularly if located in the side yard. The addition should be clearly differentiated from the historic building, but be compatible in mass, material, composition and colour.

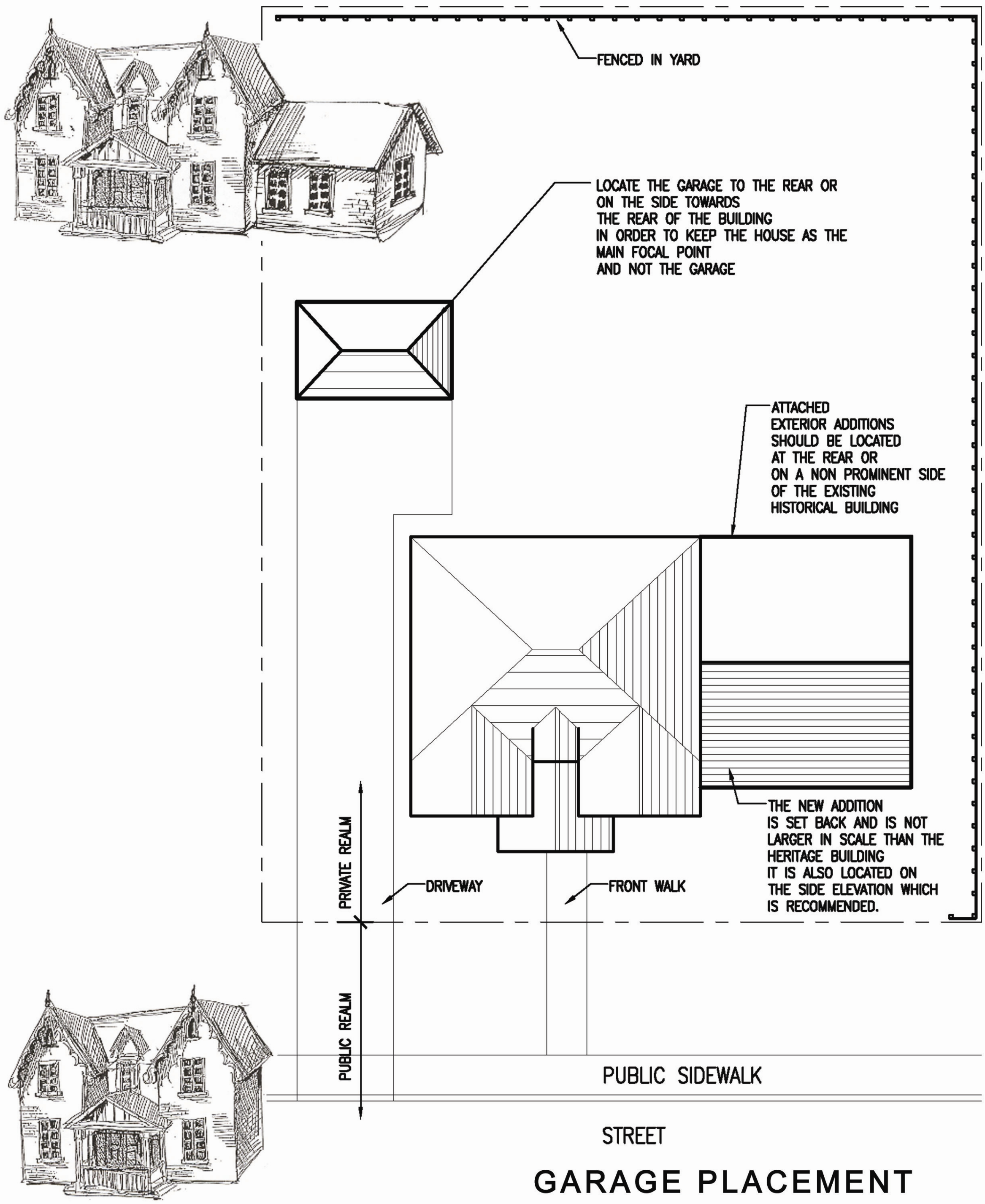
## ONE-AND-A-HALF STOREY SIDE GABLE ROOF THREE BAY



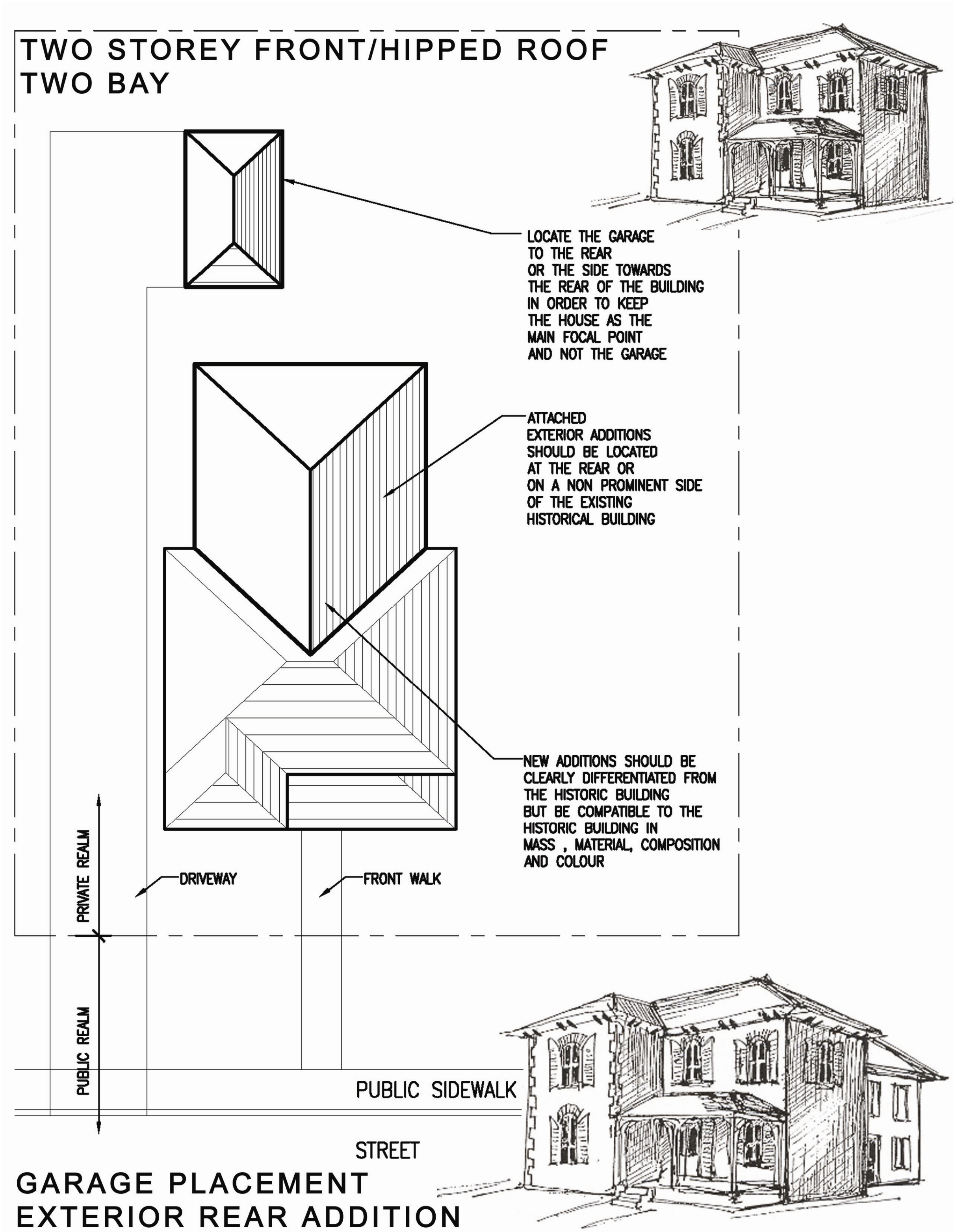




## TWO STOREY PITCHED ROOF

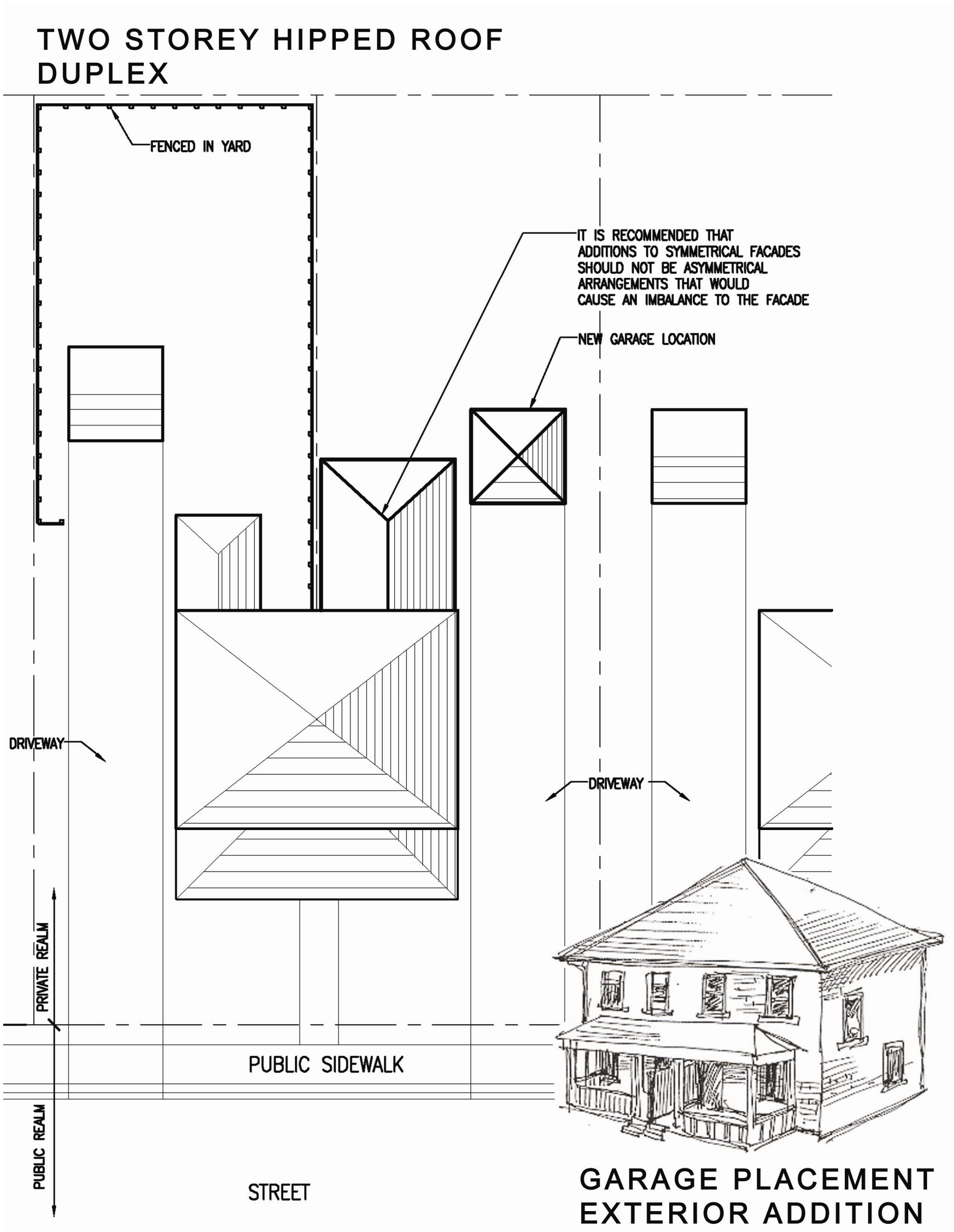



## GARAGE PLACEMENT
## EXTERIOR SIDE ADDITION



TWO STOREY FRONT/HIPPED ROOF
TWO BAY
LOCATE THE GARAGE TO THE REAR OR THE SIDE TOWARDS THE REAR OF THE BUILDING IN ORDER TO KEEP THE HOUSE AS THE MAIN FOCAL POINT AND NOT THE GARAGE
ATTACHED EXTERIOR ADDITIONS SHOULD BE LOCATED AT THE REAR OR ON A NON PROMINENT SIDE OF THE EXISTING HISTORICAL BUILDING
NEW ADDITIONS SHOULD BE CLEARLY DIFFERENTIATED FROM THE HISTORIC BUILDING BUT BE COMPATIBLE TO THE HISTORIC BUILDING IN MASS , MATERIAL, COMPOSITION AND COLOUR
PRIVATE REALM
DRIVEWAY
FRONT WALK
PUBLIC REALM
PUBLIC SIDEWALK
STREET
GARAGE PLACEMENT
EXTERIOR REAR ADDITION




TWO STOREY HIPPED ROOF
DUPLEX
FENCED IN YARD
IT IS RECOMMENDED THAT
ADDITIONS TO SYMMETRICAL FACADES
SHOULD NOT BE ASYMMETRICAL
ARRANGEMENTS THAT WOULD
CAUSE AN IMBALANCE TO THE FACADE
NEW GARAGE LOCATION
DRIVEWAY
DRIVEWAY
PRIVATE REALM
PUBLIC SIDEWALK
PUBLIC REALM
STREET
GARAGE PLACEMENT
EXTERIOR ADDITION

## 5.5 Alterations to Non-Heritage Buildings

Work undertaken to non-heritage should respect the overall character of the Weston Community and be sensitive to any neighbouring heritage buildings.

The following principles should be considered in the design and placement of alterations and additions to existing non-heritage buildings:

- Non-heritage buildings should not attempt to create a sense of being "old" by using historic forms and features that would be inappropriate on a new building such as snap-in muntins, shutters, decorative window surrounds, gable ends and barge boards;
- Skylights and roof vents should be located to the rear and side, away from the main elevation;
- New garages and parking spaces should be located in unobtrusive areas, normally in the side or rear yard;
- Additions should be sensitive to the character of adjacent buildings (especially heritage properties) in size and height;
- Upper storey additions should not be out of scale with neighbouring buildings. Heights of existing roof lines, predominant roof profiles and configuration of adjacent buildings should be maintained;
- If dormers are to be located on principal facades, their placement should attempt to reflect the pattern and position of existing windows and doors below, as well as use similar roof forms as the main building.

## 5.6 New Building Construction

Construction on newly-created lots or vacant lots will be required to have regard for the character of adjoining properties and the streetscape.

Since each building within the district is unique in appearance, each new structure should be built in a manner that avoids duplication of any single style, type or appearance, whether of heritage or contemporary design. The intent is that no two buildings should look exactly alike.

New construction should also appear to be "new" and not pretend to be historical or simply old by copying historic details that are inappropriate in contemporary construction, such as shutters and multi-paned sash windows.

### 5.6.1 General Principles

In the design of new dwellings, consideration shall be given to a number of factors including building height, width, setbacks, roof shape, number of bays and materials. Specific guidance is provided as follows.

### 5.6.2 New Building Heights

The vast majority of buildings within the area are 2 ½ storeys or less. Accordingly, to maintain this profile, new buildings should be no higher than two storeys, particularly if there are high basement and foundation walls. Required living space should be provided in a building mass that extends rearwards in depth on the lot rather than upwards in height.

### 5.6.3 Width

New dwellings should be designed in a manner that provides living space in a building mass that extends rearwards in depth on the lot rather than in horizontal width across the lot. Cross-gable or "L" shaped plans may be used where appropriate.

### 5.6.4 Proportion

New infill should be developed with horizontally regular to square proportioned facades, with three bays comprising an entranceway and two window bays. Facades with a vertically rectangular emphasis should be avoided.

### 5.6.5 Relationship to Street

Existing residences have a variety of setbacks and vary from street to street. Accordingly, in streetscapes with similar building setbacks, new construction should match existing setbacks.

Where adjacent buildings are staggered from one another, the new intervening façade should be:

- Located so that it does not extend beyond the front façade of the forward most building, or
- Located so that it does not sit behind the front façade of the rearward building.

### 5.6.6 Roofs on New Buildings

Roof types encouraged in new construction are front gable, side gable, hipped or cross- or centre gable. Asphalt or wood shingles are appropriate for new construction. Concrete, clay tile, slate, metal or composite materials are discouraged.

Roof vents, skylights, satellite dishes, solar panels, metal chimneys and flues, other venting devices and roof features are best located to the rear of new buildings.

Cross or centre gables with windows may be appropriate in front elevations provided that they do not overpower the façade. Dormers should be encouraged at the rear or side elevations.

### 5.6.7 Windows and Entrances on New Buildings

**Windows**

A range of window and entrance types are evident in the existing late nineteenth and twentieth century architectural styles represented in the neighbourhood. The overall appearance of building facades is more wall surface (solids) than windows (voids). Generally, window openings are vertical and rectangular. New window designs that generally reflect vertical and rectangular dimensions are encouraged. On facades that face the street, windows should maintain proportions of neighbouring properties. Large, full-length, multi-storey or picture windows are best avoided.





**Entrances**
Entrances are usually an important element of the principal elevation, usually highlighted with architectural detailing such as door surrounds and porches, and recessed or projected from the wall face for emphasis. Accordingly, full-size double doors and large amounts of glazing in entranceways should be avoided.

### 5.6.8 Exterior Cladding: Materials and Colours

The majority of buildings in the proposed district are of brick construction. Accordingly, wall materials for use in new construction are encouraged to be primarily brick with very limited use of synthetic cladding.

### 5.6.9 Garages (Detached)

Garages and ancillary structures are best located away from the main façade and should be sited in traditional areas for these functions, usually towards the rear of the lot. In the Weston District, existing garages of the heritage properties are professionally detailed and located in the rear yard. Wherever possible, this location should be respected. Garages should not form part of the front façade of the main building. Where the dimensions of an existing lot preclude a detached garage, it should be recessed behind the front façade of the dwelling.

## 5.7 Corner Lots

Corner lots require additional attention, as both the front and exterior side facades of the building are visible from the street. The guidelines provided for the front façade should apply consistently to the side façade. The same applies for the landscape treatment and placement of structures in the rear yard that may be visible from the side street.

## 5.8 Properties Fronting on Weston Road

### 5.8.1 Significant Architecture and Prominent Buildings

Generally, contributing buildings should not be demolished. With respect to the former Town of Weston Fire Hall, at the corner of King St. Crescent and Weston Road, only the Weston Road facing façade and King St. Crescent façade should not be demolished.

The renovation of façades of Contributing Buildings should respect the original architectural style.

### 5.8.2 Building Heights

Building height will be governed by the Zoning By-law and will not exceed the heights permitted.

The shadow impact of new buildings should not have an undue adverse impact on the surrounding area.

### 5.8.3 Street Wall (Including Façades)

New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line.

New and renovated buildings should extend the full extent of the property width. Exceptions may be permitted where it is desirable to maintain view corridors.





**Street Wall Elements**

New and renovated buildings must be designed to be sympathetic to the attributes of the buildings which make up the historic Weston Village, through massing, rhythm of solids and voids, significant design features and quality materials.

All third party signage and any signage above the ground floor must respect the heritage character of the building and streetscape, including the scale and rhythm of storefronts. Signage must not cover windows.

No blank walls adjacent to a public space are permitted.

Recessed entries in existing contributing buildings must be retained.

Recessed entries in new buildings are strongly encouraged.

Replacement windows, doors and architectural components of buildings that contribute to heritage character must respect the original in type, proportion, vertical orientation, and size of elements. Surrounding detail should be maintained. When original windows no longer exist replacement windows should respect the spirit of the original architecture.

**Façade Patterns and Features**

The facades of new and renovated buildings must be sympathetic to the heritage character of the existing built form by respecting the rhythm of the store widths in Weston Village. This is particularly crucial to large developments which may contain considerably larger interior spaces on the ground floor.

New and renovated buildings must enhance the heritage character of the street through the use of high grade materials, including brick and stone. Detailing should add visual interest and texture.

New and renovated buildings that contain a street-related commercial component must be characterized by one storey commercial facades with non-commercial facades above. Commercial uses that have a presence on the street above the first floor should be avoided.

Up to 80% glazing is appropriate at-grade; second levels and above should approximate 50% glazing, with not more than 75% glazing, and no less than 25% glazing.

New buildings are encouraged to incorporate symmetry on the upper levels of facades

New and renovated buildings should respect the significant design features and the horizontal rhythm of buildings in Weston Village. The horizontal rhythm and visual transitions between floors must be articulated in façade designs. The floor to ceiling height of façade of the ground floor should be consistent with the predominant heights of commercial first floor facades in Weston Village or adjacent buildings.





# 6.0 LANDSCAPE CONSERVATION

## 6.1 Introduction

Within the proposed Weston Heritage Conservation District, landscape features are shared between the private property owner and the public realm. Notable landscape features on the private property include fencing, plantings, walkways and driveway treatments. Features in the public realm include sidewalks, boulevard treatments, river stone walls, plantings and on-street parking.

Also included in the domain of public realm is Memorial Park with its Bandshell and Cenotaph; and, Lion's Park, with its amenities and riverfront walk.

Landscape treatment has a significant impact on the character of a heritage district. Landscaping should be in keeping with the historical period of the buildings and area and can be used to blend newer buildings in with the rest of the area as well.

The following guidelines are provided as a tool to assist in the maintenance and enhancement of the existing landscaping of the District as it is seen from the street or in public parks.

## 6.2 Landscape Conservation Guidelines

The following guidelines have been divided into two categories: private ownership and public realm.

The private area could be considered exclusively residential properties with the exception of the commercial properties that front onto Weston Road, Little Avenue and King Street Crescent as well as the Presbyterian Church on Cross Street. The public realm includes all the features within the road allowance. All areas should be treated similarity to maintain uniformity within the District.

The landscaping of private yards should be in keeping with the historical period of the house. A historical landscape treatment can be used for newer or infill housing to complement the neighbourhood.

Landscape treatment for homes prior to the 1860's were different to those in the 1900's. Plantings were more utilitarian in the 1800's with herb gardens, fruit trees, and the use of native trees and shrubs. Lawns were smaller as there were no lawnmowers and cutting was done by scythe. Plantings, fencing, and walkways were linear in fashion and simple in design. Planting beds were placed away from the house.

With the introduction of the lawnmower in the early 1900's, lawns became more expansive and kept open of flower beds or single shrubs and trees. Plantings were pushed back against the homes to cover up the new style house foundations and laid out in broad sweeping curves rather than straight lines. Utility gardens and orchards were moved to the rear yards, with ornamental shrubs and flowers used to enhance the fronts of the homes. Hedges were used as backdrops for perennial borders. Fencing became more elaborate with ornate ironwork or detailed wood pickets and post tops. Garden structures such as gazebos and arbours became popular. Arches covered in vines were used as 'doorways' into the backyard garden area and pergolas were used for creating a shady spot and for displaying climbing vines and roses.

The following guidelines focus on the landscape elements that define the character of the existing landscape. As previously noted maintenance of the existing landscape features is as critical as the enhancement of such with suitable materials and design either in the form of hard or soft landscape components. New landscape features should complement the existing landscaping and adjacent building.

### 6.2.1 Guidelines for Private Properties

The following guideline apply to those portions of private properties that are visible from the street, i.e. front yards and exposed side yards on corner lots.

- Preserve existing trees, shrubs, foundation plantings and hedges and prune them to maintain a well kept appearance.
- Replace existing trees in poor health with species of similar form. Species found within the neighbourhood should be suitable (see *Suggested Plant List for Replacement Plants*).
- Retain and maintain ornamental fences and river stone walls.
- Narrower driveways and side yard parking, set back behind the front of the house are desirable.
- Front yard parking is not permitted in Weston.
- Property owners are encouraged to re-establish landscape features such as fences and hedging that appear on historic photographs of the property.
- Heritage riverstone must not be demolished or removed from a property and is encouraged in new landscaping.

### 6.2.2 Public Realm Initiatives

The City of Toronto is responsible for works within the road allowance. This includes sidewalks, roadways, grass boulevards, river stone walls, and street trees.

Tree canopies of mature trees play a major role in the heritage character of a District. A number of the streets have mature trees while others are rather barren of trees. Additional planting of larger trees should be encouraged throughout the District, not only to replace those previously lost, but also to replace those that may be lost in the future due to die back from age, disease and/or rot.

It is recommended that:

- The City maintain its tree planting program to replace those previously removed and trees anticipated for removal over the next few years. See *Suggested Plant List for Replacement Plants*.
- The City monitor the health of the trees on a regular basis and prune out dead branches.
- The City make every effort to avoid damage to the existing trees where road or underground service work is required. Careful consideration must be made to the impact that road reconstruction and/or widening may have on the existing trees.
- Toronto Hydro should be encouraged to avoid excessive and unsightly pruning techniques, and adopt a long-term strategy of burying overhead wires.
- The City should ensure that when streets in the District are reconstructed, that hydro and/or telephone poles do not encroach onto the sidewalk.
- The current street widths and sidewalk locations be maintained to avoid reduction of greenspace in the front yards and potential removal of the riverstone walls.
- The City set up a program to repair/restore the existing riverstone walls.
- The City select heritage style light fixtures and street signs as part of a future replacement program.
- The City maintain Memorial Park and Lions Park and other amenities as part of the Heritage

District. This includes the Cenotaph, Bandshell, riverstone walls, riverstone walkway, etc.

## 6.3 Commercial Parking

A number of properties within the District provide parking areas for their patrons and tenants. These include the apartment building at 24 Church Street, the funeral home and other commercial properties on Weston Road and the medical dental office on King Street Crescent.

Where possible, parking should be located on the side or rear yards to provide room for landscaping at the front. Larger parking lots should be adequately screened from the street with landscaping.

Parking lot lighting should be of heritage design with the possibility of coordinating styles with the City of Toronto for replacement of the street lights.

Should fencing be used to screen or secure the parking areas, a style should be selected to be in keeping with the heritage theme of the District or specific building.

Multi-level, above ground parking structures fronting onto Weston Road are not permitted.

On-site loading facilities must not have a significant impact on the façades of the property.





# 7.0 PLANNING CONTEXT AND IMPLEMENTATION

## 7.1 Introduction: Legislative Context

### 7.1.1 Ontario Heritage Act

The Ontario Heritage Act is the principal piece of legislation that protects the heritage of Ontario. The Act enables municipalities to conserve, manage and protect areas of cultural, historic and architectural value and interest. The first Ontario Heritage Act was proclaimed in March of 1975. There have been minor amendments to the legislation over the years, with a very significant amendment (the Ontario Heritage Amendment Act, 2005) proclaimed on April 28, 2005 that offered permanent protection from demolition for designated properties and clarified the provisions for heritage conservation. The Act provides for the designation of individual properties, the designation of clusters of properties that are identified as districts, and the conservation of resources of archaeological value.

### 7.1.2 Heritage Conservation Districts – Part V

Section 40 of the Ontario Heritage Act allows municipalities to undertake a study of any area within the municipality for the purpose of designating it as a heritage conservation district. The study is to examine the character and appearance of the area, determine its appropriate boundaries, address the objectives of the designation, and suggest any suitable changes that should be made to the Official Plan and zoning by-laws that would assist the designation.

Once the study has been completed, a heritage conservation district plan must be prepared prior to the area being formally designated as a heritage conservation district. The district plan shall include:

(a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
(b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
(c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
(d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district;
(e) a description of the alterations that are considered minor in nature and therefore do not require the issuance of a heritage permit.

Once the plan is in place, no alterations to the exterior of any properties within the district may be carried out unless a permit is obtained from the municipality to do so. This requirement also applies to any proposed demolition of a building or structure in the district. However, minor alterations as defined in the plan may be undertaken without a permit.

In addition, any public works carried out by the municipality must be in compliance with the objectives set out in the plan.





# 7.2 Planning Policy Context for Heritage District Designation

## 7.2.1 City of Toronto Official Plan

The proposed heritage conservation district is located within the “Neighbourhoods” designation in the new City of Toronto Official Plan, which was adopted by Council in November 2002. This designation covers about ¾ of the City’s land area and comprises existing residential neighbourhoods where little if any growth or intensification is encouraged. The policy emphasis in these areas is on maintaining and enhancing their existing assets.

Chapter 4 of the Official Plan states that physical changes in established neighbourhoods must be sensitive, gradual and generally “fit” the existing physical character. New development is to respect and reinforce the general physical patterns in a neighbourhood.

More specifically, the Plan goes on to describe how development should be integrated into neighbourhoods, with particular regard to the following criteria:

- size and configuration of lots;
- prevailing pattern of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique character of a neighbourhood;
- conservation of heritage buildings, structures and landscapes.

## 7.2.2 Applicable Zoning Provisions

The entire study area is subject to the provisions of zoning by-law no. 1-83, as amended by by-law no. 244-2005. All of the residential properties in the study area are zoned R1, while the Humber River valleylands in the southwest corner of the district are zoned G (Greenbelt). Uses permitted in the R1 zone are restricted to detached dwellings, with the exception of 46 lots presently occupied by semi-detached dwellings. The R1 zone requires a minimum lot frontage of 10 metres and a minimum lot area of 300 square metres. The maximum height is limited to 3 storeys.

The purpose of the comprehensive amendments to by-law 1-83, the Weston zoning by-law, was to “maintain and promote compatible development in keeping with the existing character of the area”. With the passing of this by-law, an interim control by-law (no 189-2003) that had regulated the district for approximately 2 years while the zoning review was being undertaken, expired.

Due to considerable unsympathetic development that had occurred in the area since the 1960’s, residents of Weston requested in 2003 that the existing zoning standards be reviewed. It was the general consensus of the community that these standards had allowed and even promoted the construction of semi-detached and apartment dwellings which detracted from the heritage character of Weston.

In order to maintain a more consistent and heritage-friendly streetscape in the Weston area, the new R1 zoning reduced the maximum floor space index, increased the minimum percentage of landscaped open space, prohibited depressed garages and prohibited attached garages on interior lots having a frontage of less than 10 m.

### 7.2.3 Conclusion

We have concluded from our review of the current Official Plan and zoning provisions applicable to the Weston community that there is no need to propose amendments to either the Plan or the zoning by-law as a means of enhancing the proposed conservation district.

## 7.3 Implementation

### 7.3.1 Municipal Policy

In order to implement the proposed Weston Heritage Conservation District, it is recommended that City Council adopt the following procedures:

1. The Weston Heritage Conservation District, Phase One, according to the boundaries indicated on Drawings 1 and 2 be designated as a Heritage Conservation District under Part V of the Ontario Heritage Act.
2. All individual properties within the District be added to the City of Toronto's Inventory of Heritage Properties as properties designated under Part V of the Ontario Heritage Act.

The City of Toronto has adopted a specific process for the issuance of permits in heritage conservation districts through a delegation by-law. The following is a brief description of the process and is based on the standard procedures adopted for other districts within the city.

#### 7.3.1.1 Heritage Conservation District Advisory Committee

It is suggested that the Weston Historical Society establish a Heritage District Advisory Committee of approximately 10 residents to review and make recommendations to City staff on applications for alterations to properties within the district. Initially, all requests for heritage permits will be circulated to the Committee for comment; eventually, it is anticipated that only those alterations that do not comply with the Guidelines will be reviewed. Although it is not a mandatory requirement under the legislation or City policy, Heritage District Advisory Committees have been established in several other districts in Toronto.

#### 7.3.1.2 Heritage Permits

In heritage conservation districts, City Council's delegation by-law authorizes the city staff to issue permits on behalf of Council when the proposed construction of a building or alterations to the exterior of a building are compatible with the guidelines for a Heritage Conservation District.

Applicants for heritage permits are encouraged to meet with City staff in the Heritage Preservation Services section regarding the intended project. For any work requiring the issuance of a building permit, heritage approval will be required. The building permit, when issued, is deemed to include the heritage permit; no separate or additional permit is required.

Should an alteration not require a building permit but relate to an alteration that is visible from the street, approval of heritage preservation staff in the form of a letter will be required. Examples of such alterations would include new aerials, antennas, skylights, vents, exterior air conditioning units, masonry cleaning or painting, and replacement of existing architectural features such as windows.

Although this authority has been delegated to staff, City Council can nevertheless decide to exercise its prerogative to approve any given permit application. Furthermore, at any time prior to the issuance of a heritage permit, City Council, at the request of the Ward Councillor, can assume responsibility for a specific permit application.





When a heritage permit application does not, in the opinion of City staff, comply with the district design guidelines or when it involves the demolition of a structure in the conservation district, City Council will decide on the application. In making its decision, Council will be provided with the advice of the Heritage District Advisory Committee and heritage staff.

| ALTERATIONS AND ADDITIONS | PERMITTED IN DISTRICT WITHOUT HERITAGE PERMIT | HERITAGE PERMIT REQUIRED |
|---|---|---|
| Any work that is not visible from the street | ● | |
| Continuing maintenance or small repairs that do not significantly affect external appearance such as soffit replacement | ● | |
| Installing storm windows and doors, weatherstripping or concealed insulation, eaves trough or down spout replacement | ● | |
| Repainting of painted surfaces | ● | |
| Painting of doors, windows, trim or architectural detailing | ● | |
| Painting of painted stucco or wood siding | ● | |
| Installation of number and name signage on residences | ● | |
| Installation of porch or other security lighting | ● | |
| Installation of eaves troughs | ● | |
| Installation of down spouts | ● | |
| Installation of storm windows | ● | |
| Installation of storm doors | ● | |
| Installation of seasonal, temporary canopies and awnings of canvas material | ● | |
| Installation of replacement stairs or steps of similar material | ● | |
| Installation of decks at rear of buildings not on corner lots | ● | |
| Other similar minor alterations or changes that do not require a building permit | ● | |
| Installation of satellite dishes | ● | |
| Installation of fixed structural canopies and awnings of canvas, aluminium and like material | ● | |
| Installation of aluminum or vinyl siding on existing structures without siding | | ● |
| Application of stucco on existing non-stuccoed structures | | ● |
| Application of any masonry veneers to existing structures | | ● |

| ALTERATIONS AND ADDITIONS | PERMITTED IN DISTRICT WITHOUT HERITAGE PERMIT | HERITAGE PERMIT REQUIRED |
|---|---|---|
| Removal of slate roofing and replacement with alternate roofing | | ● |
| Removal of wood roof shingles and replacement with alternate roofing | | ● |
| Removal of chimneys/construction of new chimney | | ● |
| Painting any previously unpainted masonry structure (brick, stone, or concrete) | | ● |
| Removal of any architectural decorative feature | | ● |
| Construct a new, principal building | | ● |
| Construct garage or carport | | ● |
| Construct addition to an existing building | | ● |
| Construction of storage sheds (rear yard only) | | |
| Relocate a building | | ● |
| Demolition of entire buildings and structures | | ● |
| Make alterations to an existing building which significantly affects the external appearance of a building and the structure from the street | | ● |
| Demolishing structural portions of an existing building that significantly affects the external appearance of a building from the street | | ● |
| Construction of new doors, windows and dormers that cut into existing walls and are visible from the street | | ● |
| Replacement of windows with different style | | ● |
| Installation of fascia signage or freestanding sign | | |
| Installation of fences over 1 metre in front yards and along corner lot lines | | |





### 7.3.1.3 Heritage Permit Application Content

An application for a permit for work in a conservation district must contain the following information:

- Address of the property;
- Name and address of the property owner;
- A description of the proposed work, including all of the following:
- A site plan/sketch showing the location of the proposed work;
- Drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken;
- Any written specifications or documentation for the proposed work;
- Photographs showing the existing building condition where the work is to take place;
- Any research or documentation in support of the proposal including archival photographs of the property, pictures or plans of similarly-styled buildings in the community; and,
- A signed statement by the owner authorizing the application.

### 7.3.1.4 Appeals Process

Section 44 of the Ontario Heritage Act provides an appeal process. The applicant for a heritage permit may appeal the decision of Council on alterations or new construction to the Ontario Municipal Board. Similarly, a decision by Council to refuse to issue a demolition permit may be appealed to the Board, whose decision is final.

### 7.3.1.5 Alterations Not Requiring a Heritage Permit

The Ontario Heritage Act states that, in heritage conservation districts, permits are only required for the alteration of exterior portions of buildings or structures.

In addition, through the delegation by-law, Council has determined that no permit is required for the following:

- An alteration that is not visible from the street;
- Exterior painting of wood, stucco or metal finishes;
- Repair, using the same materials, of existing exterior features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal, stone or terra cotta;
- Installation of eavestroughs;
- Weatherproofing, including installations of removable storm windows and doors, caulking and weather-stripping; and,
- Installation of exterior lights.

Although a permit is not required for the above-noted alterations, property owners and residents are encouraged to conform to the spirit and intent of the district guidelines.





# SOURCES

*"A Brief History of Weston*" (article), Mary-Louise Ashbourne, 2006

City of Toronto Archives

Municipal Property Assessment Corporation (MPAC) Property Data Base

Fire Insurance Plans

Ministry of Culture: Ontario Heritage Tool Kit

Ontario Heritage Act

Weston Historical Society Archival Collection





# APPENDICES

Appendix ‘A’ - List of Properties in Phase One

Appendix ‘B’ - Consevation Practice Advisory Notes

Appendix ‘C’ - Glossary of Terms

Appendix ‘D’ - Suggested Plant List for Replacement Plants

Appendix ‘E’ - Fire Insurance Plans (1912 and 1955)

# APPENDIX 'A' - List of Properties in Phase One

| Street | House Numbers |
| --- | --- |
| Cross Street | 3, 5, 6, 8, 10 ,11, 12, 13, 14, 17, 18, 21, 23, 24, 30, 31, 32, 34, 34A, 36, 37, 38, 40, 41, 43, 44 |
| Church Street | 6, 8, 10, 11, 12, 14, 14B, 15, 16, 17, 18, 19, 19A, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 33 |
| George Street | 26, 26A, 28, 30, 32, 34, 42, 48, 49, 57, 57A, 63, 64, 66, 67, 69 |
| Fern Avenue | 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 |
| Weston Road | 1974, 1967, 1978, 1982, 1986, 2000 |
| King Street Crescent | 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 20 |
| Little Avenue | 3, 5, 7, 9, 11, 15, 19, 23, 25, 27, 29, 31, 33, 35 |





# APPENDIX ‘B’ - Conservation Practice Advisory Notes

## 1.1 Building Conservation

An owner of a heritage property may be considered a steward or custodian with a responsibility to transmit to future generations a rich, built heritage. Maintaining buildings in good physical condition and ensuring viable and satisfactory uses are the cornerstones of conserving heritage structures as well as other buildings.

The deterioration of building materials is a natural phenomenon. Sound repair and maintenance check natural deterioration before decay occurs. Lack of attention to such factors as water damage, paint failure, differential settlement and so on considerably accelerates natural deterioration. The process of conservation comprises these remedial measures necessary to prevent decay and to promote the longevity of building materials.

Sound maintenance practice is the single most important technique in the promotion of good conservation and care of heritage buildings. Maintenance and repair protect original building fabric and the craftsmanship that went into the design and construction of decorative elements. Maintenance and repair are the most effective actions required to prolong the life of a building, since they often insure against harmful and irreparable damage and costly major repairs.

Generally, the conservation issues within the area relate principally to:

- The continuing maintenance, repair and/or restoration of historic building fabric;
- Appropriate alterations to existing heritage structures; and,
- Potential new infill construction.

For the purposes of this Heritage Conservation District Plan and its use, a number of terms are defined to aid the reader. These terms are taken, in shortened form, from the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Well Preserved, (Mark Fram, 2003) and are described on the following page.

Conservation: An umbrella term that encompasses a broad range of activities aimed at preventing decay by wisely using heritage resources and purposely intervening to remove or obviate threats to those resources.

Preservation: Preservation involves stopping, as permanently as possible, those processes contributing to the deterioration of a building or site and making essential repairs to keep it in its existing state.

Restoration: Restoration is the recovery of the forms and details of a property as it appeared at a particular time by removing work of intervening periods and, where necessary, replacing or reproducing missing elements.

Reconstruction: Reconstruction involves the re-creation of a vanished building or feature on its original site based on evidence from historical documents.





The following sections provide advice on the care of individual building components. The conservation of these individual components will sustain the overall building fabric. This assists in maintaining the overall streetscape fabric and, hence, conserving the area being considered for a Heritage Conservation District.

Advice on individual building components and construction material has been generally divided into three principal areas of concern: inspection and maintenance, repair and replacement and the restoration of heritage buildings.

This approach has been developed in order to encourage property owners to choose the level of care that best suits their specific financial resources and their ideas for the proper care of their property within the District.

## 1.2 Foundations and Basements

Foundations are designed to protect the outside walls from deterioration by raising them above the underlying soil. Walls of early structures were often placed directly on the ground or on mudsills set on the ground. Stone walls became the most common type of foundation used in the mid to late nineteenth century. Poured concrete foundations became common in the late nineteenth century and were universally used by the mid twentieth century. Concrete block foundations, usually of the rock-faced type, were used in the first half of the twentieth century but are generally a post World War II system. Sound and watertight building foundations are essential to the continued longevity of the neighbourhood's structures. The early discovery of foundation problems can usually be corrected in an inexpensive and efficient manner. Significant damage, such as excessive settlement, may occur if the problems are allowed to persist untreated.

**Repairs and Replacement**

Foundation repairs should be undertaken only after consultation with a professional engineer, building consultant and/or architect who have knowledge of heritage buildings systems. Traditional building practices and methods should be used in making repairs wherever possible. Sound building science principles should also be applied such as not insulating interior basement walls to modern design standards in order to maintain the existing environment in a stable condition. Make sure proper exterior drainage is in place to direct all water away from the building. This may be accomplished simply by grading the ground slope away from the building. Drainage tiling can be installed, if necessary, to control excessive moisture. Excavate in short sections, repair and backfill.

Replacement stone, brick or concrete should be as similar as possible to the original type, colour, size, and texture, etc., of the original masonry foundation.

An option available to property owners with stone rubble foundations, which require stabilization, is masonry grouting. Concrete grout with small aggregate and a heavy liquid consistency is used to fill small voids. It can be poured or be applied under pressure and cures or hardens to normal strength. This will consolidate the masonry.

## 1.3 Mortars and Parging

If additions or alterations are being considered, it is worth examining methods of construction that spread the load uniformly onto existing foundation walls or footings. If a masonry wall needs to be consolidated by grouting, seek expert advice and a qualified contractor to undertake the project. Low sodium grouting mixtures should be used to prevent efflorescence on brick or stone masonry.

Major restoration work on masonry should follow the guidelines developed in the Annotated Master Specification for the Cleaning and Repair of Historic Masonry, available from the Ontario Ministry of Tourism Culture and Recreation.

## 1.4 Structural Systems

**Repairs and Replacement**
Major repairs to the structural soundness of a building should be completed before work is undertaken on exterior cladding or when new additions or alterations are being considered. Consideration should also be given to supplementing the existing structural system when it is damaged or inadequate with braces, splices or flitch plates (a strengthening plate on a beam or joist). These can be used as an interim measure and, if necessary, removed at a later date.

**Restoration**
When restoring, replace specialized joinery work and unusual or rare engineering or technical innovations only when necessary. Specialized work will require a skilled craftsperson, technician or a professional engineer with heritage training or experience. Structural repairs to masonry should be completed with non-ferrous metal hardware to prevent rusting. Experienced professional trades people when required should complete grouting of masonry walls.

## 1.5 Exterior Wall Cladding

Generally, the exterior wall cladding fabric of the buildings situated in Weston Community is of brick with some concrete block, stucco and wood.

### 1.5.1 Brick and Stone

**Repairs and Replacement**
Masonry repairs to localized areas should match the original as closely as possible in size, colour, texture, surface treatment and strength for reasons of appearance and durability. It is critical that the original mortar used with the brick be examined for texture, colour, type of jointing and composition. New mortar should match the qualities of the original mortar as closely as possible.

Replacement brick should also be selected by its similarities to the type, unit size, colour, texture and composition of the original brick. Maintain decorative brick elements when replacing bricks. Salvage brick can be used in areas where exposure to excessive weathering is not likely to occur. It is important to evaluate the strength and durability of "old" bricks when considering them for re-use. Do not use softer interior bricks for exterior masonry repairs.

**Restoration**
Major restoration work on masonry should follow the guidelines developed in the Annotated Master Specification for the Cleaning and Repair of Historic Masonry.

**Masonry Cleaning**
The cleaning of masonry can be considered useful in the prevention of deterioration and the restoration of original appearance. However, it is critical that the "patina" be maintained. The patina of age is part of the building's history. The "good as new" appearance predicted by contractors usually means that the approach to cleaning is too aggressive. Skilled operators experienced in cleaning heritage buildings should carry out all masonry cleaning operations during a frost-free period. Test patches should be completed on inconspicuous areas before any work is undertaken. Avoid sandblasting in any circumstances and remember that caustic chemicals used improperly can be as harmful to the building as to the environment.

**Mortars and Re-pointing**
Many historic masonry structures were built using more elastic mortars with a high lime and low cement content. Modern mortar is generally harder. Its use can be harmful for older buildings when employed with soft or friable masonry materials. Generally, mortar should be weaker than the surrounding masonry when re-pointing. It is generally easier and cheaper to re-point masonry walling rather than replace historic masonry units such as individual bricks or stones.

Re-pointing is required when the mortar has significantly deteriorated or when water penetration is a problem. Do not re-point old mortar sections in good condition. Always clean out deteriorated mortar with a hand chisel back to sound surfaces rather than using power chisels. The composition of the new mortar must match the qualities of the old in strength, colour and texture. Hard mortar could damage historic masonry while inappropriate mortar colour and texture could change the overall appearance of the building. Avoid the use of plasticizors or colourants. Acceptable brick joints include: the flush; the semi-recessed; the rodded or thumbed joint; and the regular struck joint. Unacceptable joints include: the tucked joint; tuck beaded joint; the bleeding joint; ribbon, deeply recessed, keyed reverse struck; and buttered joint.

### 1.5.2 Stucco

Stucco or roughcast cladding is a secondary material type found in the Weston Community. It is traditionally placed on lath or directly on masonry producing a uniform finish that is resistant to rain and which adds a decorative effect to the building surface with its texture, detailing and colour.

Early stucco was generally applied in two or three coats for strength and durability. It was often used in conjunction with the applied half-timbered detailing of the Tudor Revival style in the early twentieth century. Stucco is a type of external plastering or rendering of lime, or lime and cement mortar with a sharp sand aggregate. Early stucco used animal hair, straw or other binders. In the late nineteenth century and early twentieth century, stucco was made with increasing portions of Portland cement and lime. Sand or fine gravel was used to create surface texture.

**Repairs and Replacement**
Traditionally, stucco was not painted. Its colour was derived from the aggregate, often sand, and any permanent pigment mixed in the finish coat. Normally applied in three coats, the finish coat received different surface treatments depending on the technique that was fashionable at the time. Repairs to stucco should seek to replicate these traditional techniques, avoiding contemporary processes such as blown applications. General guidelines for the repair of stucco cladding are as follows:

- Accurately record textured or decorated stucco surfaces before repairs begin. Note the thickness of the stucco relative to the wood trim and maintain this dimension in order not to hide or destroy the function of detailing, i.e., sill drips, and corner boards, window frames.
- New stucco should never be applied over an existing surface since this can hide damaged surfaces and destroy architectural detailing. Remove unsound stucco to lath or a sound base and duplicate original formulation in strength, composition and texture.
- Patching and new stucco surfaces should match the historic finish, colour, texture and any special markings found on original stucco surface.
- Consider repairing an entire wall surface, particularly if a principal elevation, to maintain consistent colour and texture if most of the surface is failing.
- Duplicate original method of application, i.e., build up repairs in layers or coats, to ensure good bonding and curing. Dampen patches and surrounding area for a couple of days after repair for successful adhesion of patched section to original stucco.
- Do not paint the stucco surface if it is not already painted.
- To date no effective method of cleaning stucco has been developed. Dirt and dust should be rinsed off with water on a yearly basis.





## 1.5.3 Wood Cladding

Traditionally the cladding of wooden frame buildings is of wood, either horizontal or vertical boards or shingles. Horizontal cladding types includes clapboard, shiplap, tongue and groove or bevel. Vertical board cladding includes board and batten. This cladding is found on a number of homes in the District, as well as used on gables, second floors and dormer cladding.

**Repairs and Replacement**
Wood siding should be repaired wherever possible. Small cosmetic repairs or "Dutchmen" should be carried out in wood or a combination of wood and glue. New replacement wooden siding should match the original in form, style, dimension, profile and method of installation. Corner boards should match the original in dimension and profile. The use of real board lumber - not wafer board - as a base should be encouraged. Selection of a skilled craftsperson to complete the installation of the materials is always recommended.

## 1.5.4 Synthetic, Modern Siding

Synthetic or modern siding such as vinyl, aluminum siding, angel stone, and other materials have been used to re-clad older wooden and brick buildings in the Weston Community rather than renewing the original building material. This is usually done to minimize exterior maintenance, such as painting, and to "update" a building's appearance. This practice can lead to significant changes in the exterior appearance of heritage buildings.

Synthetic or modern siding coarsens the visual texture of a building and destroys the architectural scale of a house by altering the size and spacing of the original wooden siding or decorative detailing. Its application generally means the removal of decorative and character-defining trim around window and doors and other detailing such as corner boards on frame structures. Decorative detailing such as lintels, door surrounds and quoins are normally covered over on masonry buildings as well. Synthetic siding is often nailed directly to the original building fabric or to additional furring strips on top of the original walling material. This may damage the original wall material. The inability of synthetic sidings to bend often leads to vertical placement in problem areas thus spoiling the original design and symmetry of a heritage building.

**Repair**
The application of synthetic or modern siding can affect the general maintenance and physical condition of the historic building. If applied over a building component or fabric that needs repair, synthetic siding may contribute to existing moisture problems. It also prevents the inspection of the underlying building fabric and an analysis of its condition. Synthetic siding tends to be prone to denting. It is not maintenance free and its insulation value is not significant. Its use should not be encouraged on heritage structures.

## 1.6 Roofing and Chimneys

**Repairs and Replacement**
Repairs should be made to the roof before considering the replacement of the entire roof. All repairs, even small patch repairs, should be carried out in a conscientious manner and match the original material. Substitute materials that do not convey the visual appearance of the surviving parts of the roof or that are physically or chemically incompatible with the original roofing are not recommended. Bituminous patches should not be used since they are a temporary remedy and cannot be removed without replacing the roofing material below.





Replacement roofing material should be selected after a proper cost analysis has been carried out. The selection of a modern or alternative roofing material should respect the colour, dimensions and texture as well as take into consideration the visual impact of the original roof on the streetscape. Asphalt shingle roofing should be replaced with basic colours such as red, green or black. The use of brown asphalt shingles as a substitute for wooden shingles should generally be avoided since they are not a standard colour for the area. New wood shingle style asphalt roofing should be selected if the colour is sympathetic.

Respect the original roof configuration, roofing materials and any architectural details such as dormers, vents and cresting. New roof features such as skylights, vent stacks, chimneys and dormer windows should be located away the front elevation of a building or the public right-of-way where they can be viewed. New roof features are visually intrusive and adversely affect the heritage character of the building. New vents or other new roof elements such as skylights should be properly flashed and sealed.

**Restoration**
When planning a roof restoration, investigate the roof area and/or examine historic photographs and other documentary sources to identify the original roofing material. Colour, texture and dimensional qualities should respect the original roofing material. Property owners who consider restoring wood shingle or slate roofs require a contractor with expertise in installation techniques. It is important to purchase premium grade shingles for roofs and sidewalls. These shingles are 100% heartwood, 100% clear, and 100% edge-grain. Slate should be of the highest quality and match the colour as closely as possible.

**Chimneys**
Masonry chimneys should be repaired with the same method and approach discussed in Appendix 'B'. The publication Annotated Master Specification for the Cleaning and Repair of Historic Masonry is a useful guide for masonry repair. Decorative chimneys or chimney pots should be restored through repair or replacement in style, profile and dimension where possible. Chimneys should not be simplified in rebuilding. Special detail work such as corbelling or multiple flues associated with the original work or later extant work should be retained.

Unused chimneys should be capped with a metal cover and maintained. Often chimneys provide a design balance for the structure and complement an existing chimney and are therefore character-defining features of the building. When rebuilding a chimney that has been removed, consult historic photographic material in order to design an appropriate new chimney.

## 1.7 Windows and Entrances

Windows and entrances are important character-defining features of a heritage building. Entrances are often the focus of the principal elevation of heritage buildings. Both windows and entrances reflect changes in the original design and often exhibit fine quality craftsmanship. Window elements include frames, sash, muntins and glazing. Elements of window and door structural openings include: sills, heads, decorative trim outside the structural opening such as labels, hoods and lintels, mouldings and exterior shutters and any associated hardware.

Entrance door elements include: door design and any associated hardware, storm and screen doors, transom lights, fanlights, sidelights, pilasters and engaged columns, entablatures. The residences in the Weston Neighbourhood exhibit a variety of window and entrance treatments.

Porches and verandahs are a functional element as well as an essential part of the overall design of a building. They are built in two principal ways: as part of the principal structure, inset under the main roof structure; or under a separate roof that is relatively independent of the main roof. Porch and verandah elements include: vestibules, railings and balustrades, floors and ceilings, lighting fixtures, steps, columns, piers and stair type, direction and location. Supporting roof members and enclosures are usually wood, masonry or metal.

Large porches or verandahs became distinctive features of domestic architecture in the late nineteenth century and early twentieth century. Some houses had more than one verandah or extended verandahs that covered more than one wall. This trend was reversed in the mid twentieth century when porches became smaller, less dominant and were usually confined to the front entrance.

**Repairs and Replacement**
Retention with the proper repair of original window frames, sash, glass and door panelling is highly recommended. Badly decayed areas in an otherwise sound window or door should be repaired using compatible filler materials or appropriate joinery detailing. Retain existing glazing where possible and save door and window hardware during repairs. Changing window or door openings sizes is discouraged since this has a negative effect on the heritage character of the building. The one exception is when an original size of the door or window opening is being restored. Refer the repair of any unique stained glass, leaded glass or specialty glass such as curved window panes to a specialist. Make sure that any replacement glass is in fact glass, and not a plastic derivative.

Primary consideration should be given to replacing items with original materials, although alternative methods that would be similar in appearance would be acceptable.

When repairing porch floorboards, replace only the rotten boards, then clean, fill and sand remaining boards. Paint or treat with a water repellent. Exterior steps were generally made of wood prior to the twentieth century and concrete after 1900. New steps should reflect the complementary material for the age and architecture of the building. Retain and repair upper porches and balconies, ensuring that they are properly fastened and flashed at wall and roof junctures. When enclosing a porch or verandah, consider the historical practice of using screens or windows placed behind the perimeter posts, balustrades and decorative detail. Entrance vestibules should be repaired and retained.

**Restoration**
When restoring a building to its original appearance, new replacement sash should maintain the muntin profile and dimensions of the original window. Double hung windows should work properly.

The goal of any stained glass restoration is to have a finished product look as close to the original as possible. Patience and money are important factors in getting the best results. Skilled craftspersons are necessary for this purpose.

Entrances often exhibit well executed, fine craftwork and are worthy of restoration through proper conservation techniques. The employment of well-qualified and experienced craftspersons in restoration techniques may be necessary to conserve this level of fine craftwork and to ensure its proper repair and retention of strength. Prepare for the restoration of entrance elements by using original moulding profiles and photographs.

Porches and verandas should be restored by using historic photographs and original moulding profiles. Often tracings of the original porch can be seen on the walls of the building giving an outline of the roof slope, its original location, and details. Nailer boards embedded in the masonry wall can also give clues as to the original construction technique and style of a porch.

## 1.8 Decorative Wooden Detailing

In the Weston Community, decorative wooden detailing and ornamentation can be found on porches, verandas, dormers and gable roof peaks. Such work includes scrollwork, spindles, columns and turned posts, brackets, verge boards, finials and pendants and dentils. These decorative details are found on all types and sizes of historic buildings of the nineteenth and twentieth centuries, including even the most modest dwellings. These features can be both functional and decorative and are considered to be an integral part of a building's historic character. They should be retained, protected and repaired.

Porches and verandahs, as a separate wood design element, are the most distinguishing architectural feature viewed by the public. The porch also serves an important role historically in energy conservation. It provides shelter from inclement weather and shade to assist in cooling during the heat of the summer.

**Repairs and Replacement**
When total decay has occurred, new wood should be used to duplicate the original structural or decorative element. A competent craftsperson should carry out the work.

Wood porch flooring is best maintained when sealed properly by painting worn surfaces that have suffered water penetration or abrasion caused by foot traffic. Ventilation under a porch floor is important and open wood lattice will keep animals out and provide the opportunity for drying.

**Restoration**
Reconstructed architectural elements should be based on historic photographs. Working drawings of the missing elements should be produced from the documentation before the replication of the element is commissioned. Conjectural restorations should be avoided.

In the Weston Community there are various early examples of front porch and verandah design extant. It is very important to understand the specific design idiom of the period when restoring a whole porch or a few elements. Old photographs of the neighbourhood or of your own home specifically or pattern book examples of the period are the best references. Duplication of architectural features may best be completed with the use of a good set of drawings. Skilled carpenters should be retained to undertake this form of restoration. No deck grade lumber should be used.

## 1.9 Energy Conservation

Consider energy conservation measures that have a minimal impact on heritage features yet raise the comfort level such as air sealing, weather-stripping and caulking, attic and basement insulation and proper heating plant operation.





One building element often considered for improved energy conservation efficiency is the window. Replacement of original wood windows with double glazed metal or metal clad wood windows should be avoided. The payback period is often lengthy and inexpensive metal windows seldom contain the proper thermal breaks. Making older windows function properly through repair, such as proper reputtying, frame and trim caulking, weather-stripping and proper painting is considered preferable to replacement.

The same considerations apply to original wooden doors and entrances. Choose good quality wood products when replacing windows and doors. Vinyl clad windows should not be encouraged as replacement units.

Modern high quality single glazed units are well sealed and can be made twice as effective with the use of storm windows. One over one window pane units without muntin bars are generally easier to double glaze. Replacement of window openings with single glazed units where formerly multi pane units were installed is not recommended.

## 1.10 Religious and Apartment Structures

The general building conservation principles and maintenance of the structures previously outlined generally apply similarly to religious and apartment structures. Although these types of building tend to be of larger scale, the elements are generally the same (concrete, brick, windows, entrances, etc.).

Historically, churches were constructed with brick exterior wall cladding. Detailing in the brick work, such as corbelling, which adds character and interest to the building, should be maintained and repaired as outlined in Appendix ‘B’. Most church roofs are quite steep and therefore, very visible from the street. Maintaining the existing roofing materials is very important. The same applies to the steeple which normally extends above the surrounding structures and can act as a significant landmark within the community.

Apartment structures, due to their typical size and scale, tend to be very visible from all directions and from a distance. Conservation of all facades, rather than just the front façade is essential. This includes exterior wall cladding, balconies and railing, windows and doors. As stated, the conservation principles for these elements apply.

## 1.11 Outbuildings

Outbuildings such as coach houses and garages may be important heritage features in their own right. Every attempt should be made to conserve and protect these structures following the conservation guidelines outlined previously.

## 1.12 Archaeological Sites

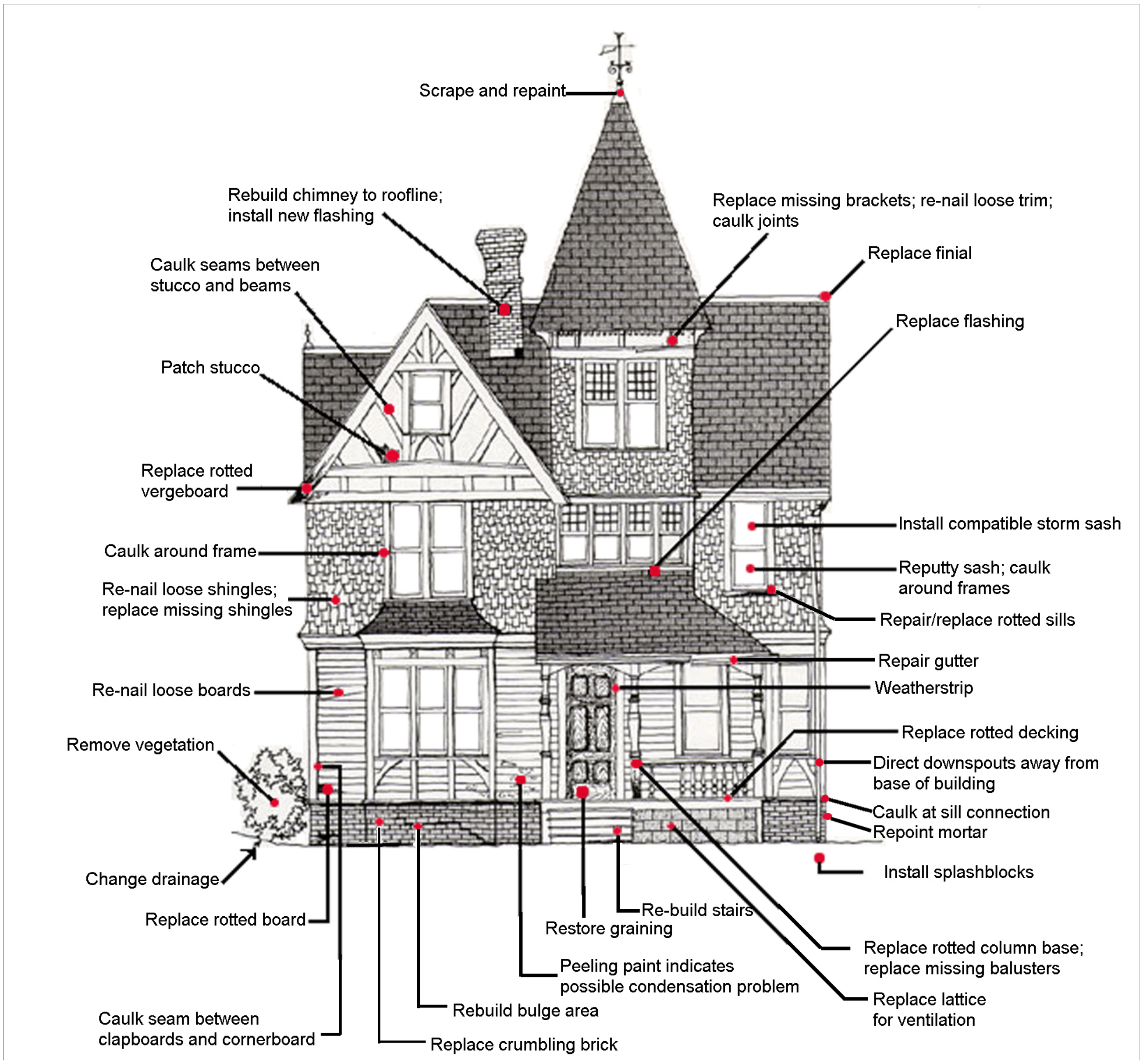
The Weston Community has the potential to reveal archaeological remains of past human activity. These heritage resources are fragile and non-renewable. Their location, protection and conservation require that only trained and licensed archaeologists may survey and carry out appropriate testing or excavation of such sites.

When considering projects that involve deep soil excavation such as waterproofing or new water and sewage service, the property owner may advise the contractor to stop work and report any below ground artefacts discovered while excavating.





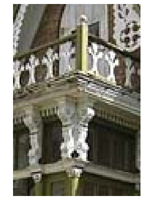
## Heritage Building Maintenance



# APPENDIX ‘C’ - Glossary of Terms

## Glossary of Architectural Terms

| | |
|---|---|
| baluster | one of a number of short vertical members, often circular in section, used to support stair handrails or a porch railing. |
| balustrade | a low parapet, a row of balusters with rail used on a terrace or balcony. |
| bay | a subdivision of a facade |
| board and batten | a wood cladding usually consisting of vertically applied boards with a narrow raised strip or batten covering the joint. |
| bracket | any overhanging member projecting from a wall or other body to support a weight acting outside the wall such as a cornice. |
| buttered joint | a joint that recedes from the bottom to the top or mortar placed on end of brick. |
| cladding | the finish covering of an exterior wall of a frame building. |
| clapboard | a wood cladding or  horizontally applied overlapping boards, usually thicker and straight cut along the lower edge. |
| corbelling | a horizontal projection on the face of a wall by more than one course of masonry, each projecting beyond the course below. |
| cross gable roof | two intersecting gables at right angles to the roof ridge. |
| dentil | a band of small, square, tooth-like blocks. |
| dormer | a small roof and wall projection in a sloping roof to accommodate a window. |
| efflorescence | an encrustation of soluble salts, commonly white, deposited on the surface of masonry. |
| entablature | a moulded or decorated projection crowing a wide, flat, moulded or decorated band. |
| fanlight | a semicircular window over the opening of a door with radiating bars in the form of an open fan. |
| fenestration | the arrangement and design of windows in a building. |
| finial | a small roof ornament that terminates in a point. |
| flashings | strips of water proof material used to weather the joint between walls and roofs, walls and windows and walls and chimneys. |



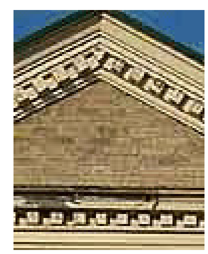
**Baluster**



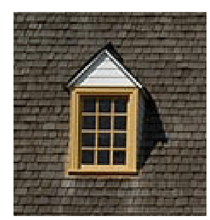
**Balustrade**



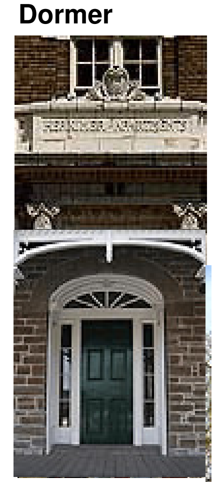
**Corbel**



**Dentil**



**Dormer**



**Fan Light**

**Mansard Roof**

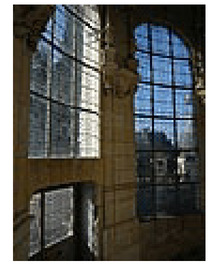
| | |
|---|---|
| flat roof | a roof that is flat or nearly flat. |
| flush joint | any joint finished flush to the surface. |
| gable | the enclosing lines of a sloping roof. |
| glazing | the glass surface of a window opening. |
| head | top of a window. |
| hipped roof | roof sloped on all four sides. |
| hood molding | the projecting molding or arch over a door or window whether inside or outside. |
| infill | construction of new building within an already built up neighbourhood. |
| label | a projecting molding by the sides and over the top of an opening. |
| lintel | a horizontal structural member that supports the weight of the wall above an opening in a wall. |
| mansard roof | a roof having a double slope, the lower slope being much lower. |
| moulding | a decorative band or strip of material used in cornices and as a trim around window and door openings. |
| muntin | small slender bars holding panes in a window or door. |
| parapet | low wall along the edge of a roof. |
| parging | in masonry construction a coat of cement mortar on rough masonry or basement walls. |
| pendant | an ornament suspended from the roof edge |
| piers | squared freestanding vertical members that are more substantial than posts. |
| pilaster | vertical, rectangular member projecting slightly from a wall. |
| quoin | a projecting corner stone at the angle of a building, often a decorative masonry unit. |
| regular struck joint | a horizontal masonry joint in which the mortar is sloped inward and downward from the upper edge. |
| repoint | the removal of existing mortar from joints and replacement with new mortar. |

ribbon joint — a horizontal masonry joint with a small ribbon like appearance.

rodded joint — a horizontal masonry joint produced by taking a small rod and striking the surface to produce a concave joint.

sash — any framework of a window; may be moveable or fixed.

scrollwork — ornamental work of any kind in which a scroll consisting of a spirally wound band, or line of scroll-like characters, are an element.



**Muntin**

semi-recessed joint — a horizontal masonry joint where the mortar is pressed back 6 mm from the face of the wall.

setback — required distance established by a zoning by-law from property line to face of building foundation.

shiplap — a wood cladding with a shallow groove formed by a notched edge fitting over the thin upper edge of a board below.



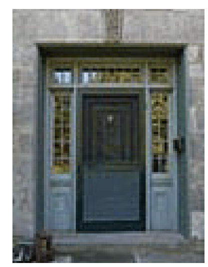
**Quoin**

sill — the bottom horizontal framing member connecting the wall studs to the foundation.

spalling — the flaking of brickwork due to frost, chemical action or movement of the building structure.

spindle — in woodworking, a short turned part such as in a baluster.

steep pitch — the pitch rises more than fifty-five degrees.



**Transom**

stucco — a plaster or mixture of lime, cement, sand or any other aggregate applied with various textures to cover or sheath a surface.

thumbed joint — a narrow concave horizontal mortar joint.

transom bar — a horizontal member that separates a door from a window, panel or louvre above.

transom light — a glazed light above the transom bar.



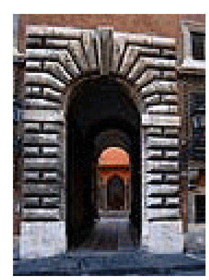
**Vergeboard**

tucked joint — a mortar joint, which is cleaned, out and then filled with fine mortar projecting out slightly.

vergeboard — a board that hangs from the protecting end of a roof, covering the gables, often elaborately carved and ornamented.

vestibule — small entry room or interior space at entrance to building.

voussoir — a flat or curved structural arch over a structural opening such as a door or window, composed of wedge-shaped pieces that are of the same height.



**Voussoir**

**** Photo Credit: www.OntarioArchitecture.com***

# APPENDIX ‘D’ - Suggested Plant List for Replacement Plants

**Plants for Private Properties**

| | |
|---|---|
| <u>Small Deciduous Trees</u> | |
| Acer ginnala | Amur maple |
| Acer palmatum | Japanese maple |
| Betula papyrifera | White birch |
| Carpinus caroliniana | Ironwood |
| Cercis canadensis | Eastern redbud |
| Gleditsia triacanthos var. inermis | Honey locust |
| Magnolia soulangiana | Saucer magnolia |
| Magnolia stellata | Star magnolia |
| Malus spp. | Crabapple |
| Sorbus aucuparia | Mountain ash |
| Syringa reticulata ‘Ivory Silk’ | Ivory silk tree lilac |
| <u>Large Deciduous Trees</u> | |
| Acer saccharinum | Silver maple |
| Acer saccharum | Sugar maple |
| Aesculus hippocastanum | Horse chestnut |
| Fraxinus pennsylvanica | Green ash |
| Gingko biloba | Ginkgo (male only) |
| Juglans spp. | Walnut |
| Quercus rubra | Red oak |
| Tilia spp. | Linden |
| <u>Coniferous Trees</u> | |
| Larix laricina | Larch |
| Picea abies | Norway spruce |
| Picea pungens ‘glauca’ | Colorado blue spruce |
| Pinus strobus | White pine |
| Thuja occidentalis | White cedar |
| <u>Shrubs</u> | |
| Buddleia | Butterfly bush |
| Forsythia x intermedia | Forsythia |
| Hibiscus syriacus | Rose of Sharon |
| Hydrangea spp. | ‘Annabelle’ and ‘Peegee’ species |
| Rhus typhina | Staghorn sumac |
| Spiraea vanhouttei | Bridal wreath spirea |
| Syringa vulgaris | Common lilac |
| Viburnum spp. | Viburnum |
| Weigela spp. | Weigela |

**Plants for Public Realm**

| | |
|---|---|
| Acer saccharinum | Silver maple |
| Acer saccharum | Sugar maple |
| Aesculus hippocastanum | Horse chestnut |
| Amelanchier canadensis | Serviceberry |
| Carpinus betulus ‘Fastigiata’ | Pyramidal European hornbeam |
| Carpinus caroliniana | Hornbeam |
| Fraxinus pennsylvanica | Green ash |
| Gingko biloba | Ginkgo (male only) |
| Gleditsia triacanthos var. inermis | Honey locust |
| Juglans spp. | Walnut |
| Ostrya virginiana | Ironwood |
| Quercus macrocarpa | Burr oak |
| Quercus rubra | Red oak |
| Sorbus aucuparia | Mountain ash |
| Syringa reticulata ‘Ivory Silk’ | Ivory silk tree lilac |
| Tilia cordata | Little leaf linden |





## APPENDIX ‘E’ - Fire Insurance Plans (1912 and 1955)

